TIGARD-TUALATIN SCHOOL DISTRICT

ENROLLMENT FORECASTS

2020-21 TO 2029-30



JANUARY, 2020

TIGARD-TUALATIN SCHOOL DISTRICT
ENROLLMENT FORECASTS
2020-21 TO 2029-30

Prepared By

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EXECUTIVE SUMMARY

This report presents the results of a demographic study conducted by the Portland State University Population Research Center (PRC) for the Tigard-Tualatin School District (TTSD). The study includes analyses of population, housing and enrollment trends affecting the District in recent years, estimates of the impacts of housing development on TTSD enrollment, and forecasts of district-wide and individual school enrollments for the 2020-21 to 2029-30 school years.

Population and Housing Trends

- There were 970 births to TTSD residents in 2018, the smallest annual total since 1998.
- Since 2014, permits have been issued in TTSD for over 1,100 single family homes and over 900 apartment units.
- Construction is underway on the 264 unit The Fields apartments in the Durham Elementary area. This affordable housing development will include 132 two and three bedroom apartments. Occupancy is expected in late 2020.
- Estimates of the number of TTSD students residing in River Terrace at build-out have been updated using the latest information about future development. We expect 393 K-5th grade students, 182 6th-8th grade students, and 194 9th-12th grade students. Details are in Table 6 on page 16.

District-wide Enrollment Trends

- TTSD enrolled 12,284 K-12 students in fall 2019, a decrease of 42 students (0.3 percent) from fall 2018.
- The drop was preceded by a larger decline in fall 2018 (226 students) but also three years of growth prior to that between fall 2015 and fall 2017.
- Elementary (K-5th) grades enrolled 65 fewer students in fall 2019 than in fall 2018, attributable in large part to the size of individual grade cohorts. While the incoming

kindergarten class of 919 students is the largest since 2012-13, the outgoing 5th grade class of 978 students in 2018-19 was significantly larger.

- Middle (6th-8th) grades enrollment increased by 66 students between fall 2018 and fall 2019, continuing a trend of net gains over the last couple years.

- High school (9th-12th) grades had a net loss of 43 students between fall 2018 and fall 2019, attributable in large part to the graduation of a large 12th grade class. The fall 2018 class was the second largest in District history.

District-wide Population Forecasts

- Our *middle series* forecast for 2030 population in the TTSD is 103,589, an increase of 20,132 persons from the 2010 Census (1.1 percent average annual growth).

- School-age population (5 to 17) is forecast to increase at a slower rate than overall population. The 1,164 person growth in school-age population amounts to eight percent in the 20 year period between 2010 and 2030 (0.4 percent average annual growth).

- Low and high alternative population and enrollment forecasts for TTSD are available in Appendix A.

District-wide Middle Series Enrollment Forecasts

- In the *middle series* forecast, overall K-12 enrollment is expected to increase by 607 students (five percent) in the next 10 years.

- K-5th grade enrollments gradually increase through the 2021-22 school year before a negligible decline. However, an increase in enrollment after 2023-24 ultimately results in 271 more K-5 students (five percent) over the 10 year forecast.

- After stable 6th-8th grade enrollment between 2019-20 and 2020-21, enrollment is expected to decline until 2023-24 before rebounding to experience an overall net gain of 50 students (two percent) over the 10 year forecast.

- Following four years of steady growth through 2023-24, high school enrollment is expected to fluctuate, ultimately adding 286 students (seven percent) over the 10 year period.

- Forecasts for individual schools consistent with the district-wide *middle series* are presented on pages 30-32, and in Appendix B.

District-wide Low Series Enrollment Forecasts

- The *low series* forecast depicts a scenario under which net migration remains at the relatively low level observed between 2010 and 2020. K-12 enrollment is relatively unchanged in the long run, with small increases in some years and small decreases in others.

- K-5 enrollment fluctuates throughout the forecast horizon, with only a small net gain of 36 students (one percent) by 2029-30. Middle school enrollments are projected to decline by 147 students in the first four years, and to experience an overall net loss of 113 students (one percent) in 10 years. High school enrollments are projected to slowly grow during the first half of the forecast, then decline slightly leading to a net gain of 95 students (two percent) over the period.

District-wide High Series Enrollment Forecasts

- The *high series* forecast includes net migration consistently near the highest levels observed in recent years, resulting in K-12 enrollment increasing by 1,108 students (nine percent).

- K-5 and high school enrollments are projected to account for the majority of the District growth (nine and twelve percent respectively) with the majority of the enrollment increase occurring in the first half of the forecast. Middle school enrollments are expected to decline early in the forecast before growing significantly in the latter half.

Table 1 and Chart 1 summarize the district-wide K-12 forecasts. Details of the enrollment forecasts are found in Table 11 on page 29 and in Appendix A for the District, and in Table 12 on page 32 and in Appendix B for each school.

Table 1

Historic and Forecast K-12 Enrollment

Low, Middle, and High Scenarios

Tigard-Tualatin School District

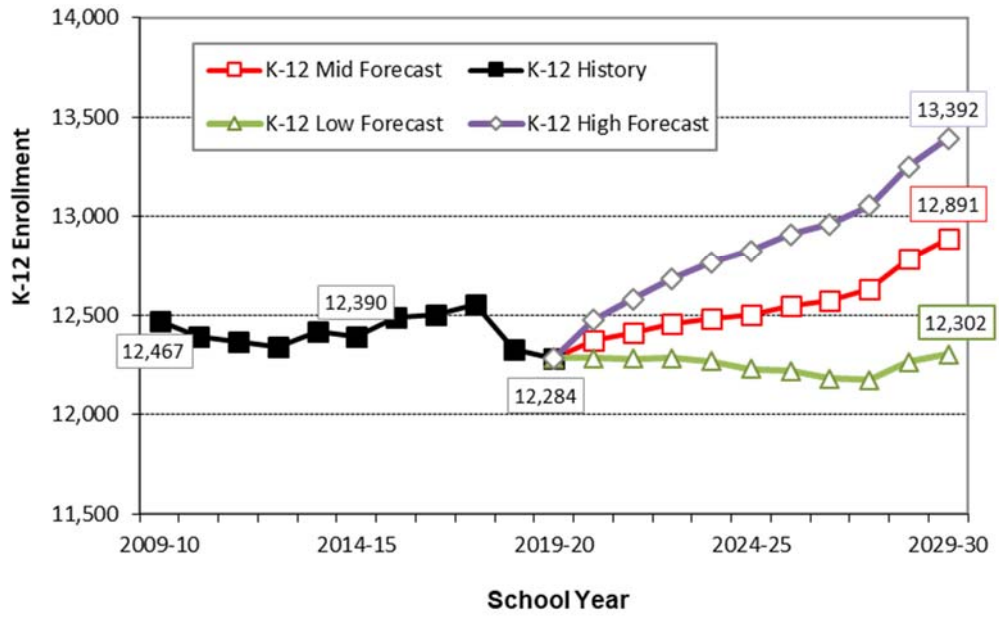
	LOW		MIDDLE		HIGH	
School Year	Enrollment[1]	5 year growth	Enrollment[1]	5 year growth	Enrollment[1]	5 year growth
2009-10	12,467		12,467		12,467	
2014-15	12,390	-77	12,390	-77	12,390	-77
2019-20	12,284	-106	12,284	-106	12,284	-106
2024-25 (fcst.)	12,228	-56	12,500	216	12,826	542
2029-30 (fcst.)	12,302	74	12,891	391	13,392	566
AAEG 2019-20 to 2029-30*	*0.0%*		*0.5%*		*0.9%*	

**Note: Average Annual Enrollment Growth.*

Source: Historic enrollment, Tigard-Tualatin School District; Enrollment forecasts, Population Research Center, PSU, December 2019.

Chart 1

TTSD K-12 Enrollment History and Forecast



INTRODUCTION

The Portland State University Population Research Center (PRC) has prepared enrollment forecasts for the Tigard-Tualatin School District (TTSD) for the 14th consecutive year. This report updates TTSD enrollment history and local area population, housing, and economic trends, and presents new forecasts for a 10 year horizon from 2020-21 to 2029-30. Information sources include the U.S. Census Bureau, birth data from the Oregon Center for Health Statistics, city and county population estimates produced by PRC, residential capacity data from Metro and the City of Tigard, and housing development data from the cities and counties.

The District serves the cities of Tigard, Tualatin, Durham and King City, and portions of unincorporated Washington County, notably the Metzger and Bull Mountain communities.[1] Most of the District is within Washington County; a portion in Clackamas County (to the east of SW 65th Ave. in the City of Tualatin) contains less than three percent of the District's total population.

Following this introduction are sections presenting recent population, housing, and enrollment trends within the District. Next are the results of the district-wide enrollment forecasts and individual school forecasts, and a description of the methodology used to produce them. The final section contains a brief discussion of the nature and accuracy of forecasts. Appendices contain details of the three district-wide forecasts and a one page profile for each school showing its enrollment history, enrollment forecasts, and capacity.

[1] The northern edge of the City of Tigard is served by the Beaverton School District, and small portions of the City of Tualatin are served by the West Linn-Wilsonville and Sherwood School Districts.

POPULATION, EMPLOYMENT, AND HOUSING TRENDS

Between 2000 and 2010, total population within the TTSD grew by 16 percent, from 72,164 persons to 83,457. This growth rate was similar to the Portland metropolitan area's 15 percent growth in the decade. More than 97 percent of TTSD residents lived within the Washington County portion of the District (81,311 persons in 2010). Clackamas County accounted for the rest (2,146 persons in 2010). The District added 11,293 residents between 2000 and 2010. Reliable post-2010 population estimates for the District are not available. Table 2 includes PRC's 2019 estimates for the cities and counties served by TTSD, showing slower annual growth rates for the cities of Tigard and Tualatin from 2010 to 2019 when compared with the 2000 to 2010 period.

Table 2

City and Region Population, 2000, 2010, and 2019

				Avg. Annual Growth Rate	
	2000	2010	2019	2000-2010	2010-2019
City of Durham	1,382	1,351	1,885	*-0.2%*	*3.7%*
City of King City[1]	1,949	3,111	4,190	*4.8%*	*3.3%*
City of Tigard[2]	41,223	48,035	53,450	*1.5%*	*1.2%*
City of Tualatin[3]	22,791	26,054	27,135	*1.3%*	*0.4%*
Tigard-Tualatin S.D.	72,164	83,457	N/A	*1.5%*	*N/A*
Clackamas County	338,391	375,992	423,420	*1.1%*	*1.3%*
Washington County	445,342	529,710	613,410	*1.8%*	*1.6%*
Portland-Vancouver-Hillsboro MSA[4]	1,927,881	2,226,009	2,522,223	*1.4%*	*1.4%*

1. King City's population growth includes the annexation of 288 residents between 2000 and 2010.

2. Population of the entire city. About 84.5% of the city's population is within the TTSD. Population growth includes the annexation of 1,119 residents between 2000 and 2010 and 60 residents between 2010 and 2019.

3. Population of the entire city. About 95% of the city's population is within the TTSD. Population growth includes the annexation of 53 residents between 2000 and 2010 and 2 residents between 2010 and 2019.

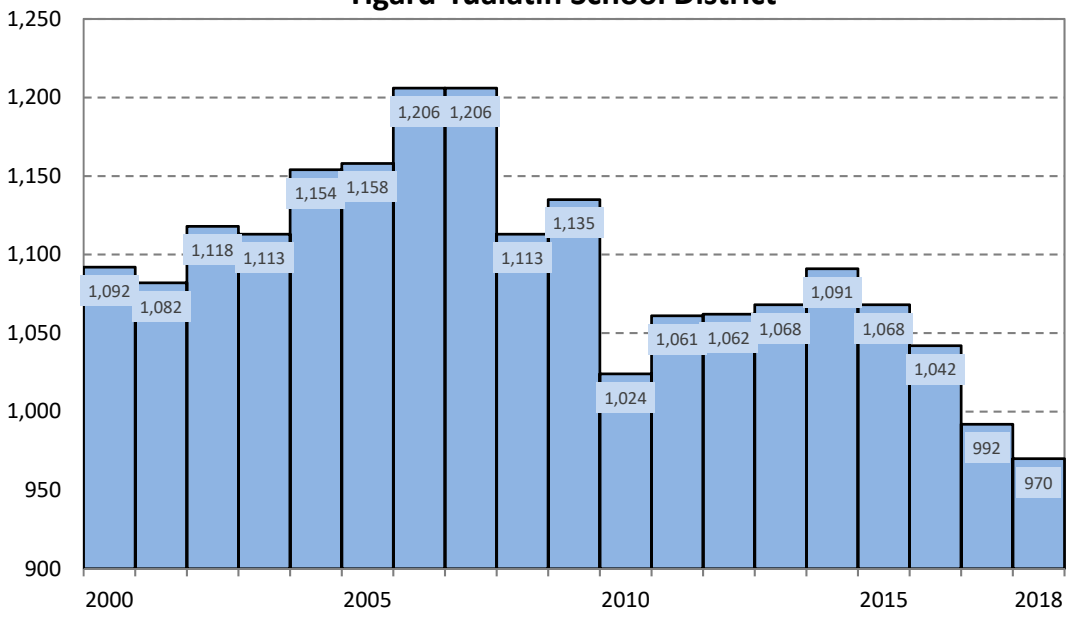
4. Portland-Vancouver-Hillsboro MSA consists of Clackamas, Columbia, Multnomah, Washington, Yamhill (OR) and Clark and Skamania (WA) Counties.

Sources: U.S. Census Bureau, 2000 and 2010 censuses aggregated to TTSD boundary by PSU Population Research Center; Portland State University Population Research Center, July 1, 2019 estimates; State of Washington Office of Financial Management April 1, 2019 estimates.

Births

The number of births to women residing within the District peaked in 2007, just as it did in the U.S. and in Oregon. Chart 2 shows a rebound in TTSD births between 2010 and 2014 followed by four years of decline. Births in calendar year 2018 reached new 21st Century lows in TTSD (fewest since 1998), Oregon (fewest since 1994), and the U.S. (fewest since 1986)[2]. In the "Enrollment Forecasts" section of this report we will examine the relationship between births, migration, and subsequent school enrollments.

Chart 2
Annual Births, 2000 to 2018
Tigard-Tualatin School District



Source: PSU-PRC estimates using Oregon Center for Health Statistics birth records.

Employment

Population growth in the TTSD depends to a great extent on the strength of the Portland-Vancouver-Hillsboro Metropolitan Statistical Area (MSA) economy. Although there are 1.5 jobs in TTSD for every employed resident, recent data show that four out of five residents commute

[2] "Births: Final Data for 2018." National Vital Statistics Report, Volume 68, Number 13, National Center for Health Statistics; *Oregon Vital Statistics Annual Report 2018 Volume 1*, Oregon Health Authority, Center for Health Statistics.

outside of the District to work. About 44 percent of employed TTSD residents have a Washington County workplace, while 29 percent work in Multnomah County and 15 percent in Clackamas County. Among cities in the region, the City of Portland is the leading workplace destination with 28 percent of TTSD workers, followed by the cities of Tigard (12 percent), Beaverton (10 percent), and Tualatin (eight percent).[3]

The MSA lost 64,000 jobs (six percent) between 2008 and 2010, causing in-migration to slow to a trickle. By 2013 employment totals had slowly recovered to their pre-recession peak level and the MSA added another 153,000 jobs (15 percent) between 2013 and 2018.[4] The Oregon Employment Department estimates that the MSA's seasonally adjusted unemployment has been at or below 4.0 percent from January 2017 through the latest estimate in November 2019.[5]

The Oregon Employment Department prepared 10 year employment projections in June 2018.[6] Following are highlights for the Portland area:

> Employment in the Portland tri-county area (Multnomah, Washington, and Clackamas counties) is projected to grow by 12.7 percent from 2017 to 2027, faster than the statewide average of 12 percent. Healthcare support occupations will grow the fastest in this region, with an increase of 21.4 percent, followed by computer and mathematical occupations, with an increase of 19.6 percent. Production occupations have the slowest growth rate at 4.6 percent, followed by office and administrative support occupations at 6.8 percent.[7]

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[3] U.S. Census Bureau, LED Origin-Destination Database (2017). Commute shed report for residents of TTSD. Includes workers at firms covered by unemployment insurance (excludes most agricultural jobs and self-employed. https://onthemap.ces.census.gov/.

[4] "Current Employment Estimates," Oregon Employment Department. https://www.qualityinfo.org/ed-ceest. Retrieved on December 12, 2019. Average annual non-farm employment in the Portland-Vancouver-Hillsboro MSA was 1,043,900 in 2008, 979,700 in 2010, 1,045,100 in 2013, and 1,197,900 in 2018.

[5] "Employment in the Portland Metro Area: November 2019," December 24, 2019. Oregon Employment Department.
https://www.qualityinfo.org/documents/10182/73818/Employment+in+Portland+Metro+Area

[6] Projections are available at https://www.qualityinfo.org/projections.

[7] "Health Care, Computer Occupations Lead Portland Tri-County Employment Projections" State of Oregon Employment Department, September 6, 2018.

The Oregon Employment Department estimates that non-seasonally adjusted unemployment rates in October 2019 were 3.1 percent in Tigard and 3.3 percent in Tualatin.[8]

Housing

Table 3 presents housing and household characteristics for TTSD compiled from the decennial censuses of 1990, 2000, and 2010. The figures are based on our aggregation of census block data to approximate the District boundaries. The boundaries used to compile the data are consistent with the tax assessors' parcel files and the District's maps. Data for TTSD published by the Census Bureau and the U.S. Department of Education show a smaller population and fewer households due to inaccurate boundaries used in the Census Bureau's geographic system.

Table 3
Tigard-Tualatin School District
Housing and Household Characteristics, 1990, 2000, and 2010

				10 year Change	
	1990	2000	2010	'90-'00	'00-'10
Housing Units	22,467	30,831	35,228	8,364	4,397
Households	21,317	29,097	33,454	7,780	4,357
Households with children < 18	7,097	10,090	11,153	2,993	1,063
share of total	*33%*	*35%*	*33%*		
Households with no children < 18	14,220	19,007	22,301	4,787	3,294
share of total	*67%*	*65%*	*67%*		
Household Population	51,391	71,714	82,949	20,323	11,235
Persons per Household	2.41	2.46	2.48	0.05	0.01

Source: U.S. Census Bureau, 1990, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center.

Although the District added fewer housing units in the 2000s than in the 1990s, Chart 3 shows that single family housing was significantly increasing prior to the Great Recession. Single family housing generates more students than multi-family housing. An average of 540 homes were permitted annually from 2001 to 2006 while only 164 single family homes were permitted on average annually from 2008 to 2015. In 2016, the District saw the greatest single family home

[8] Washington County Economic Indicators, December 2019 (November Data). Oregon Employment Department. Retrieved at https://www.qualityinfo.org/documents/10182/96541/Washington+County+Economic+Indicators

development since 2006, with permits approved for 419 homes including about 175 approved in Tigard's River Terrace area alone. However, while homebuilding in River Terrace is ongoing, the number of new single family permits has fallen short of 2016 levels.[9]

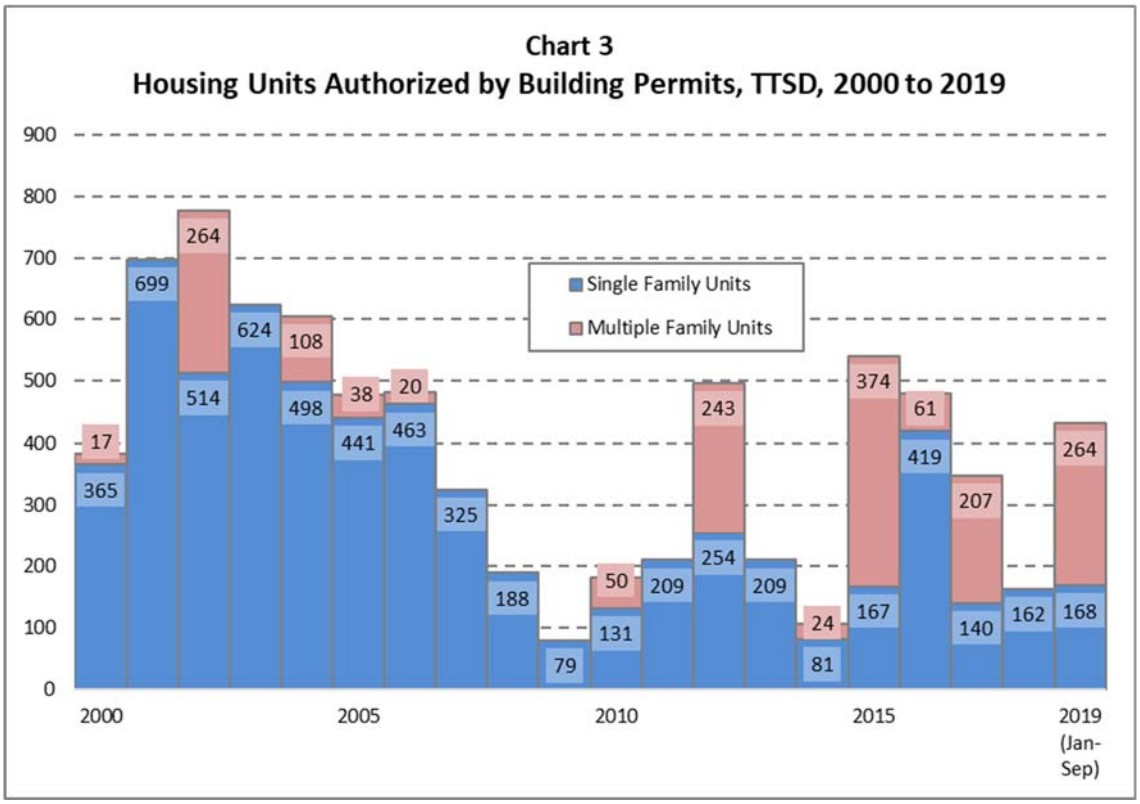


Table 4 reports housing development among the District's attendance areas. Although the number of permits vary year-to-year, single family home construction has been roughly equal between the Tualatin High area (566 SF permits) and the Tigard High area (571 SF permits) over the past six years.[10] Recent development is concentrated in the Fowler Middle School area including over 100 permits through three quarters of 2019. Among elementary school areas, Alberta Rider, Woodward, and Metzger are experiencing the greatest amount of single family home construction.

[9] PSU-PRC compiled TTSD district-wide totals shown in Chart 3 for 2000 to 2013 from the U.S. Census Bureau Building Permits Survey, at https://www.census.gov/construction/bps/ (citywide totals for Durham, King City, and Tualatin) and geocoded building permit records from the City of Tigard and Washington County. Totals for 2014 to 2019 are based on individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

[10] Six-year totals include permits from January 2014 to September 2019.

Table 4

New Housing Units Authorized by Building Permits 2014 to 2019 by Attendance Area

Single Family Units

Elementary Area	2014	2015	2016	2017	2018	2019 (Jan-Sep)	Total
Alberta Rider	25	68	119	38	14	18	**282**
Bridgeport	0	0	0	0	78	0	**78**
Byrom	8	6	2	3	1	0	**20**
C.F. Tigard	2	5	12	16	3	2	**40**
Deer Creek	2	16	37	21	17	1	**94**
Durham	2	0	16	11	2	16	**47**
Metzger	24	38	36	9	10	36	**153**
Templeton	1	13	11	19	18	23	**85**
Tualatin	7	6	39	20	19	1	**92**
Woodward	10	15	147	3	0	71	**246**
District Total	**81**	**167**	**419**	**140**	**162**	**168**	**1137**
Middle/High Area							
Fowler/Tigard	36	58	195	28	13	109	**439**
Hazelbrook/Tualatin	15	18	45	23	98	1	**200**
Twality/Tigard	3	13	27	30	20	39	**132**
Twality/Tualatin	27	78	152	59	31	19	**366**
District Total	**81**	**167**	**419**	**140**	**162**	**168**	**1137**

Multiple Family Units

Elementary Area	2014	2015	2016	2017	2018	2019 (Jan-Sep)	Total
Alberta Rider	0	0	0	0	0	0	**0**
Bridgeport	0	0	0	0	0	0	**0**
Byrom	0	0	0	0	0	0	**0**
C.F. Tigard	0	0	4	0	0	0	**4**
Deer Creek	0	192	0	20	0	0	**212**
Durham	0	0	0	0	0	264	**264**
Metzger	0	0	57	187	0	0	**244**
Templeton	24	168	0	0	0	0	**192**
Tualatin	0	14	0	0	0	0	**14**
Woodward	0	0	0	0	0	0	**0**
District Total	**24**	**374**	**61**	**207**	**0**	**264**	**930**
Middle/High Area							
Fowler/Tigard	0	0	61	187	0	0	**248**
Hazelbrook/Tualatin	0	14	0	0	0	0	**14**
Twality/Tigard	24	168	0	0	0	264	**456**
Twality/Tualatin	0	192	0	20	0	0	**212**
District Total	**24**	**374**	**61**	**207**	**0**	**264**	**930**

Source: Individual records from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Table 5 lists selected land use applications submitted to local jurisdictions as well as major multi-family developments underway. Previous reports included additional developments submitted in 2015 and 2016; those that were completed as of November 2019 were removed from the table in this report. The River Terrace Community Plan area accounts for about half of the 1,892 potential homes in the table, and the largest single family subdivision with current homebuilding underway is the 198 lot Eastridge II. However, the 335 home South River Terrace development approved in 2018 is planned as a 55 and older community with 219 single-family homes and 116 multifamily units.[11]

Three large affordable multi-family developments are underway in the Durham Elementary area. All 48 of the units in Red Rock Commons are one bedroom, not expected to be home to many children. The Fields, an affordable rental development with 132 one bedroom, 100 two bedroom, and 32 three bedroom apartments, is currently under construction. Lease-up is projected to take place June 2020-December 2020.[12] With large units and a playground, The Fields is likely to be home to between 50 and 75 school-age children, based on our observations at income-restricted developments in other school districts. Another development expected to break ground soon at 72nd and Baylor will have 25 one-bedroom, 46 two-bedroom and 10 three-bedroom units.

The area now known as River Terrace was annexed by the City of Tigard in 2013, having been added to the Urban Growth Boundary in 2002 and 2011. Building permits were issued for the first new homes in 2016. In a December 2015 report PRC estimated the number of potential TTSD students residing in River Terrace at build-out using assumptions based on subdivision applications and remaining residential capacity. In 2018 plans were approved for 80 acres of River Terrace to become a 55 and older community. Knowing this, we updated the potential student generation to reflect the expectation of fewer families with school-age children. Whereas the December 2015 estimate indicated 950 potential TTSD K-12 students, the new estimate is 769. By fall 2019 River Terrace was home to 69 TTSD K-12 students. While that implies net growth of 700 students, district-wide low and middle series forecasts detailed later in the "Enrollment

[11] For more information about development in River Terrace, see http://www.tigard-or.gov/river_terrace.php/

[12] December 4th, 2018 correspondence with Shannon Wilson, Housing Development Coordinator, Washington County Department of Housing Services.

Forecasts" section both show net growth of less than 700 K-12 students, as aging population in existing homes throughout the District offsets much of the growth from new housing. Assumptions for the number of homes in River Terrace and the number of students per home are in Table 6.

Table 5

Current and Recent Residential Developments

Tigard-Tualatin School District

	Attendance Areas					Lots/
Year[1]	Elementary	Middle	High	Development Name	Jurisdiction	Units
2015	Alberta Rider	Twality	Tualatin	Estates at Aspen Ridge	Wash. Co.	6
	Metzger	Fowler	Tigard	Ash Creek Village	Tigard	13
	Metzger	Fowler	Tigard	Astikos Lofts Apartments (formerly Oak Street Apts[2]	Tigard	187
	Woodward	Fowler	Tigard	Eastridge II (formerly Polygon at Roshak Ridge)	Tigard	244
2016	Alberta Rider	Twality	Tualatin	River Terrace Crossing	Tigard	198
	C.F. Tigard	Fowler	Tigard	Burt's Landing	Tigard	18
	Durham	Twality	Tigard	Elderberry Ridge	Tigard	40
	Metzger	Fowler	Tigard	Thornwood Meadows	Tigard	6
	Templeton	Twality	Tigard	113th Ave Subdivision	Tigard	29
	Templeton	Twality	Tigard	Irma Dell Butterfield Park	Tigard	13
	Tualatin	Hazelbrook	Tualatin	Sagert Grove	Tualatin	7
2017	Alberta Rider	Twality	Tualatin	14555-14625 SW 150th	Wash. Co.	17
	Alberta Rider	Twality	Tualatin	River Terrace Park	Tigard	158
	Alberta Rider	Twality	Tualatin	14700 SW 150th	Wash. Co.	9
	C.F. Tigard	Fowler	Tigard	98th Avenue Subdivision	Tigard	8
	C.F. Tigard	Fowler	Tigard	Jamestown Village	Tigard	10
	Deer Creek	Hazelbrook	Tualatin	Hazelbrook Estates	Tualatin	5
	Metzger	Fowler	Tigard	Summit View Crossing	Tigard	10
	Metzger	Fowler	Tigard	Topping Corner	Tigard	18
	Metzger	Fowler	Tigard	Red Cedar Estates	Tigard	7
	Templeton	Twality	Tigard	Erika Court	Tigard	10
	Woodward	Fowler	Tigard	Foran Hills	Tigard	15
	Woodward	Fowler	Tigard	Watson Pointe	Tigard	8

continued on next page

Table 5 (continued)
Current and Recent Residential Developments
Tigard-Tualatin School District

	Attendance Areas					
Year[1]	Elementary	Middle	High	Development Name	Jurisdiction	Lots/ Units
2018	Alberta Rider	Twality	Tualatin	Stonegate at Bull Mountain	Wash. Co.	21
	Alberta Rider	Twality	Tualatin	South River Terrace[3]	Tigard	335
	C.F. Tigard	Fowler	Tigard	Brightwood	Tigard	8
	C.F. Tigard	Fowler	Tigard	Birch Mill	Tigard	6
	Deer Creek	Twality	Tualatin	SW 131st and Fischer Townhomes	King City	16
	Durham	Twality	Tigard	15570 SW 79th Avenue	Tigard	11
	Durham	Twality	Tigard	The Fields Apartments[2]	Tigard	264
	Durham	Twality	Tigard	Red Rock Commons[2]	Tigard	48
	Metzger	Fowler	Tigard	Morar Estates	Wash. Co.	4
	Metzger	Fowler	Tigard	Crestline	Wash Co.	6
	Templeton	Twality	Tigard	Trillium Hill	Tigard	14
	Woodward	Fowler	Tigard	Gaarde Meadows Apts[2]	Tigard	28
2019	Deer Creek	Twality	Tualatin	15990 SW 133rd Ave[2]	Wash Co.	9
	Durham	Twality	Tigard	72nd and Baylor[2]	Tigard	81
	Durham	Twality	Tigard	Eagle View Estates	Tigard	5
				Grand Total:		**1892**

1. "Year" indicates the year in which the application was submitted. Some applications may still be pending approval. Construction and occupancy generally occur in later years.

2. Apartments.

3. Age 55 and over development.

Sources: Compiled by PSU-PRC from information provided by Planning Departments.

Table 6
River Terrace Forecast Assumptions
Updated October 2019

TTSD Students per Single Family Home[1]

Grades	Attached[2]	Detached Small Lot[3]	Detached Medium or Large Lot[4]
K-5	0.120	0.250	0.350
6-8	0.060	0.100	0.160
9-12	0.080	0.100	0.175
K-12	**0.260**	**0.450**	**0.685**

Number of Homes at Build-out
(TTSD Portion of River Terrace Excluding 55+ Community)

Development Status	Attached[2]	Detached Small Lot[3]	Detached Medium or Large Lot[4]
Built[5]	45	61	113
Submitted[6]	78	83	421
Remainder[7]	73	98	370
Total	**196**	**242**	**904**

TTSD Enrollment Forecasts

School Year	K-5	6-8	9-12
2017-18 (Actual)	27	3	4
2018-19 (Actual)	38	7	6
2019-20 (Actual)	44	12	13
Future at Build-out	393	182	194

1. Student generation rates based on similar recent developments in proximity to River Terrace.

2. Rates for single family attached may also apply to apartment homes, if any are developed in the TTSD portion of River Terrace.

3. Detached homes on lots smaller than 3,600 square feet.

4. Detached homes on lots 3,600 square feet or larger.

5. Homes in Polygon Estates and West River Terrace subdivisions have been completed.

6. Count of lots from subdivisions within the TTSD portion of River Terrace that have been submitted to the City of Tigard but not yet built. Excludes South River Terrace, now planned as a 55+ community. See http://www.tigard-or.gov/riverterracedevelopment/index.php for details.

7. Estimate of additional housing units on remaining residential land within the TTSD based on density of submitted plans, current zoning, and City of Tigard infrastructure plans.

Population Research Center, Portland State University, October 2019.

ENROLLMENT TRENDS

Table 7 includes the enrollment history for the District by grade level annually for the past 10 years, from 2009-10 to 2019-20. The figures at the bottom of Table 7 summarize growth by elementary, middle and high school grade level groups for five and 10 year periods.

TTSD enrolled 12,284 K-12 students in fall 2019, a slight decrease of 42 students (0.3 percent) from fall 2018. The drop was preceded by a larger decline in fall 2018 (226 students) but three years of growth prior to that between fall 2015 and fall 2017. The K-12 declines are in part attributable to historically large high school (9^{th}-12^{th}) enrollments of over 4,000 students between 2015 and 2017, graduating and being replaced by smaller cohorts.

Elementary (K-5^{th}) grades enrolled 65 fewer students in fall 2019 than in fall 2018. While the 2019 kindergarten class of 919 students is the largest since 2012-13, the K-5^{th} overall decline is largely due to the difference between this incoming class and the outgoing 2018 5^{th} grade class of 978 students. Part of the decline is also due to significant change in specific cohorts. The fall 2019 2^{nd} and 4^{th} grade cohorts saw net losses of 31 and 27 students, respectively, from fall 2018 1^{st} and 3^{rd} grades, while the fall 2019 3^{rd} and 5^{th} grade cohorts saw net gains of 17 and 27 students, respectively.

Middle school enrollment had a net gain of 66 students (2.3 percent), continuing a recent trend of increasing 6^{th}-8^{th} enrollment. The change is largely attributable to the difference in the outgoing fall 2018 8^{th} grade cohort of 930 students and the incoming fall 2019 6^{th} grade cohort of 993 students, the largest 6^{th} grade since 2002-03. The 6^{th} and 8^{th} grade cohorts also increased from the previous year's 5^{th} and 7^{th} grade cohorts, contributing to the enrollment growth.

High school grades experienced a net loss of 43 students between fall 2018 and fall 2019, attributable in large part to the graduation of a large 12th grade class. The fall 2018 class was the second largest in District history. Furthermore, none of the 2019 high school grades had over 1,000 students for the first time since 2009-10. However, there was a net gain of 46 students from cohort growth (difference of 2019 9^{th}-12^{th} grades and 2018 8^{th}-11^{th} grades).

Table 7

Tigard-Tualatin School District, Enrollment History, 2009-10 to 2019-20

Grade	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
K	886	902	877	939	877	879	862	893	901	862	919
1	971	896	942	935	986	958	922	874	936	930	870
2	927	949	885	917	941	974	974	920	903	922	899
3	1,007	909	935	888	911	936	977	982	916	912	939
4	970	1,001	919	928	898	930	972	996	993	934	885
5	922	985	1,011	926	948	895	923	963	986	978	961
6	966	904	967	975	932	938	934	927	962	967	993
7	969	958	910	960	991	932	945	928	945	967	961
8	987	937	973	928	971	974	957	948	933	930	976
9	944	1,028	1,006	1,011	984	1,023	1,021	1,031	993	963	971
10	977	951	1,014	986	1,012	977	1,029	1,045	1,005	985	973
11	968	978	937	990	971	972	956	1,011	1,026	957	968
12	968	993	988	958	993	1,002	1,018	981	1,053	1,019	969
US*	5	2	2	0	0	0	0	0	0	0	0
Total	**12,467**	**12,393**	**12,366**	**12,341**	**12,415**	**12,390**	**12,490**	**12,499**	**12,552**	**12,326**	**12,284**
Annual change		*-74* *-0.6%*	*-27* *-0.2%*	*-25* *-0.2%*	*74* *0.6%*	*-25* *-0.2%*	*100* *0.8%*	*9* *0.1%*	*53* *0.4%*	*-226* *-1.8%*	*-42* *-0.3%*
K-5	5,683	5,642	5,569	5,533	5,561	5,572	5,630	5,628	5,635	5,538	5,473
6-8	2,922	2,799	2,850	2,863	2,894	2,844	2,836	2,803	2,840	2,864	2,930
9-12	3,862	3,952	3,947	3,945	3,960	3,974	4,024	4,068	4,077	3,924	3,881

	5 Year Change: 2009-10 to 2014-15		5 Year Change: 2014-15 to 2019-20		10 Year Change: 2009-10 to 2019-20	
	Change	**Pct.**	**Change**	**Pct.**	**Change**	**Pct.**
K-5	-111	*-2%*	-99	*-2%*	-210	*-4%*
6-8	-78	*-3%*	86	*3%*	8	*0%*
9-12	112	*3%*	-93	*-2%*	19	*0%*
Total	**-77**	***-1%***	**-106**	***-1%***	**-183**	***-1%***

**Note: "US" are ungraded secondary students, included in grade 9-12 totals.*

Source: Tigard-Tualatin School District

Private and Home School Enrollment

The Census Bureau's American Community Survey (ACS) provides an estimate of private school enrollment among TTSD residents based on a question about school enrollment by level and by type (public or private). The current ACS estimate from surveys conducted between 2014 and 2018 is that 1,397 TTSD K-12th grade students were enrolled in private schools, a 10.7 percent share of all K-12th grade students, with a margin of error of plus or minus 2.4 percent.[13]

Another difference between TTSD enrollment and child population can be attributed to home schooling. Home schooled students living in the District are required to register with the Northwest Regional Educational Service District (NWRESD), though the statistics kept by the NWRESD are not precise because students who move out of the area are not required to drop their registration. Students who enroll in public schools after being registered as home schooled are dropped from the home school registry. In 2017-18 there were 577 TTSD residents registered as home schooled, up from 440 in 2016-17 and 445 in 2015-16.[14] The 577 students account for about four percent of TTSD 1st-12th grade residents. In 2014-15 and 2013-14 there were 424 and 366 TTSD home schooled students respectively.

Neighboring Districts

Table 8 compares several facts about TTSD demographics and enrollment trends in comparison to three neighboring school districts (Beaverton, Hillsboro, and Sherwood). In TTSD and in the Hillsboro S.D., K-12 enrollment has experienced a slight decline since 2010. In comparison, the Beaverton and Sherwood School Districts have continued to grow, albeit at a slower rate than in the period between 2000 and 2010. TTSD is most similar to the Beaverton S.D. in its Latino enrollment, school-age population, urban population, and the median value of its owner-occupied single family homes. Of the four districts, TTSD has the lowest median household income. Median home value in TTSD is higher than Hillsboro, lower than Sherwood, and only slightly lower than in Beaverton.

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[13] U.S. Census Bureau 2014-2018 American Community Survey, Table S1401. The margin of error of the numeric estimate at the 90 percent confidence level is plus or minus 310; the margin of error of the share is plus or minus 2.4 percent.

[14] Northwest Regional Education Service District, *Annual Reports*.

Table 8
Selected School Districts
Demographic and Enrollment Highlights, 2000 to 2018

	Tigard-Tualatin	Beaverton	Hillsboro	Sherwood
Enrollment growth, **2000-01 to 2010-11**	8%	11%	14%	69%
Enrollment growth, **2010-11 to 2018-19**	-1%	6%	-1%	9%
Latino enrollment, **2018-19**	27%	25%	37%	10%
Population growth, **2000 to 2010**[1]	16%	18%	20%	40%
Population under age 5, **2000**	7.1%	7.6%	8.7%	9.7%
Population under age 5, **2010**[1]	6.9%	7.1%	7.8%	7.4%
Population age 5 to 17, **2000**	18%	18%	20%	19%
Population age 5 to 17, **2010**[1]	18%	18%	19%	24%
Population rural, **2010**	0.1%	0.4%	10.4%	12.1%
Median Household Income **2014-18**[2]	$71,757	$78,940	$80,799	$106,519
Median Household Income - MOE	+/-3,680	+/-1,003	+/-2,351	+/-3,777
Median Value of Home **2014-18**[2]	$372,600	$382,400	$321,500	$423,900
Median Value of Home - MOE	+/-6,308	+/-4,249	+/-4,578	+/-11,587

Data assembled by PSU Population Research Center (PRC) from several sources: U.S. Census Bureau; enrollment reports from PRC; OR Dept. of Education; U.S. Dept. of Education.

1. Coffee Creek Correctional Facility population excluded from Sherwood School District.

2. U.S. Census Bureau, 2014-18 American Community Survey (ACS) 5 Year Estimates. Table B19013, Median Household Income; Table B25077, Median Value of Owner-Occupied Housing Units. In 2018 inflation adjusted dollars. ACS data needs to be interpreted along with margins of error (MOE).

Enrollment at Individual Schools

Total enrollment at each of the District's schools and recent enrollment trends by school are shown in Table 9.

In 2019-20, four of the District's 10 elementary schools had stable enrollments, gaining or losing no more than 10 students from 2018-19. Four elementary schools experienced decline including one year enrollment losses at Deer Creek (-36), Alberta Rider (-22), Byrom (-22), and Templeton (-11). The decline is partly due to small kindergarten classes replacing large 5th grade classes. Furthermore, Deer Creek and Byrom also experienced some cohort loss (comparing 2019 1st-5th grades with 2018 K-4th grades). In contrast, enrollments increased at Mary Woodward (+14) and at Bridgeport (+20). Bridgeport hosted its largest incoming kindergarten class since 2011-12.

Enrollment totals at Twality and Fowler Middle Schools increased by 49 and 20 students, respectively, from 2018-19 to 2019-20. Fall 2019 enrollment was the largest in 10 years at Fowler and the largest ever at Twality. Hazelbrook remained within three students of its fall 2018-enrollment. While enrollment has been growing recently, middle schools can experience enrollment swings from year to year with only three grades and variations in the relative size of incoming and outgoing classes.

Tigard and Tualatin High Schools both experienced net enrollment losses for the second consecutive year. The loss of 54 students at Tigard High School (THS) occurred primarily due to cohort losses. There were 49 fewer 10th-12th grade students at THS in fall 2019 compared with 9th-11th grade students in fall 2018. However, the incoming 9th grade class experienced a net gain of 20 students compared to the year prior. In contrast, Tualatin High School had a net loss of 29 students largely due to the smallest incoming 9th grade class in over a decade.

As of 2019, the Durham Center, Tigard-Tualatin Online Academy (TTOA), and other options programs were consolidated into Creekside Community High School (CCHS). The new CCHS has a fall 2019 enrollment of 40 students greater than the combined TTOA and Durham Center enrollment of fall 2018. This may be due to the addition of other options programs rather than enrollment growth within these former schools.

Table 9
Enrollment History for Individual Schools, 2014-15 to 2019-20

	Historic Enrollment						5 year change 2014-15 to 2019-20	
School	**2014-15**	**2015-16**	**2016-17**	**2017-18**	**2018-19**	**2019-20**	**Number**	**Percent**
Alberta Rider	591	587	595	559	558	536	-55	*-9%*
Bridgeport	498	491	505	521	549	569	71	*14%*
Byrom	528	560	553	562	557	535	7	*1%*
C.F. Tigard*	531	527	508	485	478	482	-49	*-9%*
Deer Creek	580	600	621	611	605	569	-11	*-2%*
Durham	574	584	530	552	560	559	-15	*-3%*
Mary Woodward	469	505	515	534	569	583	114	*24%*
Metzger*	648	645	652	665	618	613	-35	*-5%*
Templeton	581	577	593	611	556	545	-36	*-6%*
Tualatin	572	554	556	535	488	482	-90	*-16%*
Elementary Totals	**5,572**	**5,630**	**5,628**	**5,635**	**5,538**	**5,473**	**-99**	***-2%***
Fowler M.S.	815	804	803	801	835	855	40	*5%*
Hazelbrook M.S.	984	959	966	970	995	992	8	*1%*
Twality M.S.	1,024	1,062	1,026	1,066	1,034	1,083	59	*6%*
Middle School Totals	**2,823**	**2,825**	**2,795**	**2,837**	**2,864**	**2,930**	**107**	***4%***
Tigard H.S.	1,959	1,956	1,992	1,960	1,832	1,778	-181	*-9%*
Tualatin H.S.	1,896	1,928	1,940	1,998	1,947	1,918	22	*1%*
High School Totals	**3,855**	**3,884**	**3,932**	**3,958**	**3,779**	**3,696**	**-159**	***-4%***
Creekside Community H.S.	--	--	--	--	--	185	185	*N/A*
Durham Center	55	46	52	50	52	--	-55	*-100%*
Tigard-Tualatin Online Academy	85	105	92	72	93	--	-85	*-100%*
District Totals	**12,390**	**12,490**	**12,499**	**12,552**	**12,326**	**12,284**	**-106**	***-1%***

**Note: A boundary change before the 2016-17 school year shifted a portion of the former Metzger attendance area to C.F. Tigard. This change affected new students only, having only small initial impacts, with additional impact in subsequent years.*

Source: Tigard-Tualatin School District

ENROLLMENT FORECASTS

District-wide Long-range Forecast Methodology

To ensure that enrollment forecasts are consistent with the dynamics of likely population growth within the District, we combine the grade progression enrollment model with a demographic cohort-component model used to forecast population for the District by age and sex. The components of population change are births, deaths, and migration. Using age-specific fertility rates, age-sex specific mortality rates, age-sex specific migration rates, estimates of recent net migration levels, and forecasts of future migration levels, each component is applied to the base year population in a manner that simulates the actual dynamics of population change. In addition to the middle series, or most likely, population and enrollment forecasts, we also prepared high and low series forecasts with alternative assumptions about future net migration.

The 2000 and 2010 Census results were used as a baseline for the population forecasts. By "surviving" the 2000 population and 2000s births (estimating the population in each age group that would survive to the year 2010) and comparing the "survived" population to the actual 2010 population by age group, we were able to estimate the overall level of net migration between 2000 and 2010 as well as net migration by gender and age cohort. The net migration data was used to develop initial net migration rates, which were used as a baseline for rates used to forecast net migration for the 2010 to 2030 period.

We estimated the number of births to women residing within the District each year from 1999 to 2018, using data from the Oregon Department of Human Services, Center for Health Statistics. Detailed information including the age of mothers is used to calculate fertility rates by age group for both 2000 and 2010.

The total fertility rate (TFR) is an estimate of the number of children that would be born to the average woman during her child-bearing years based on age- specific fertility rates observed at a given time. The TFR for TTSD decreased from 2.11 in 2000 to 1.80 in 2010. Based on national trends and TTSD births observed through 2018, we adjusted the 2010 age-specific fertility rates, decreasing rates for women under 30 and increasing rates for women age 30 and older. These adjustments result in a decrease in TFR to 1.67 in 2020. The same set of future fertility rates

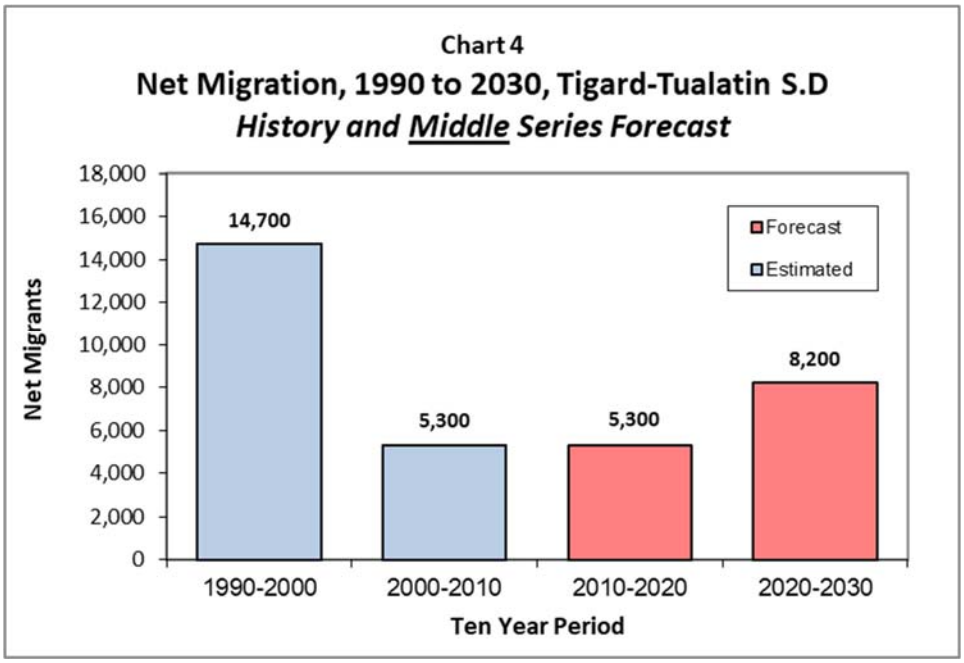
were used in all three forecast scenarios, but the number of births varies slightly between scenarios due to differences in the populations of women in child-bearing ages.

School enrollment is linked to the population forecast in two ways. First, the kindergarten and first grade enrollments at the time of the most recent census (the 2009-10 school year) are compared to the population at the appropriate ages counted in the census. The "capture rate," or ratio of enrollment to population, is an estimate of the share of area children who are enrolled in TTSD schools. Assumptions for capture rates based on census data are used to bring new kindergarten and first grade students into the District's enrollment. We estimate that the kindergarten capture rate is 0.80, indicating that 20 percent of TTSD kindergarten age residents may be enrolled in private or charter schools, or home schooled.

The other way that historic population and enrollment are linked is through migration. Annual changes in school enrollment by cohort closely follow trends in the net migration of children in the District's population. Once the students are in first grade, a set of baseline grade progression rates (GPRs) are used to move students from one grade to the next. Grade progression rates are the ratio of enrollment in an individual grade to enrollment in the previous grade the previous year. Baseline rates, usually 1.00 for elementary grades, represent a scenario under which there is no change due to migration. Enrollment change beyond the baseline is added (or subtracted, if appropriate) at each grade level depending on the migration levels of the overall population by single years of age.

District-wide Population Forecasts

The District added about 9,000 fewer residents in the 2000s than in the 1990s. Most of the difference was due to a lower level of positive net migration (more people moving in than moving out). Natural increase (births minus deaths) is also decreasing due to an aging population and lower fertility. Net migration in the 2010 to 2020 period is forecast to be similar to the 2000 to 2010 period, while the middle series forecast predicts that net migration will increase somewhat in the coming decade. Chart 4 shows the 1990 to 2010 estimates and 2010 to 2030 forecasts of TTSD population growth attributable to net migration under the middle series. Forecasts of net migration under the high and low series are presented in charts in Appendix A.



The middle series forecast for 2030 population in the TTSD is 103,589, an increase of 20,132 persons from the 2010 Census (1.1 percent average annual growth). School-age population (5 to 17) is forecast to increase at a slower rate than overall population The 1,164 person growth in school-age population amounts to eight percent in the 20 year period between 2010 and 2030 (0.4 percent average annual growth). These middle series district-wide population forecasts by age group are presented in Table 10. The high and low population forecasts by age group are included in Appendix A.

Table 10

Population by Age Group, Middle Series Forecast

Tigard-Tualatin School District, 2000 to 2030

	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2010 to 2030 Change	
					Number	Percent
Under Age 5	5,128	5,744	5,255	6,005	261	*5%*
Age 5 to 9	5,209	5,606	5,752	5,929	323	*6%*
Age 10 to 14	5,016	5,646	6,039	6,032	386	*7%*
Age 15 to 17	2,959	3,393	3,459	3,848	455	*13%*
Age 18 to 19	1,642	1,769	1,734	1,751	-18	*-1%*
Age 20 to 24	4,470	4,665	5,369	5,894	1,229	*26%*
Age 25 to 29	5,547	5,803	6,122	6,700	897	*15%*
Age 30 to 34	5,633	6,075	6,132	7,347	1,272	*21%*
Age 35 to 39	6,102	6,116	6,354	7,026	910	*15%*
Age 40 to 44	6,284	6,022	6,541	6,936	914	*15%*
Age 45 to 49	5,829	6,201	6,164	6,459	258	*4%*
Age 50 to 54	4,609	6,249	5,963	6,505	256	*4%*
Age 55 to 59	3,175	5,696	6,106	6,111	415	*7%*
Age 60 to 64	2,206	4,493	6,115	5,842	1,349	*30%*
Age 65 to 69	1,733	2,960	5,419	5,777	2,817	*95%*
Age 70 to 74	1,797	2,127	4,116	5,579	3,452	*162%*
Age 75 to 79	1,862	1,642	2,616	4,632	2,990	*182%*
Age 80 to 84	1,592	1,564	1,736	3,086	1,522	*97%*
Age 85 and over	1,371	1,686	1,657	2,130	444	*26%*
Total Population	**72,164**	**83,457**	**92,649**	**103,589**	**20,132**	***22%***
Total age 5 to 17	13,184	14,645	15,250	15,809	1,164	*8%*
share age 5 to 17	*18.3%*	*17.5%*	*16.5%*	*15.3%*		

		2000-2010	2010-2020	2020-2030
Population Change		**11,293**	**9,192**	**10,940**
Percent		*16%*	*11%*	*12%*
Average Annual		*1.5%*	*1.1%*	*1.1%*

Source: U.S. Census Bureau, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center. PSU-PRC Forecasts, 2020 and 2030.

District-wide Enrollment Forecasts

Births are compiled by kindergarten cohorts (September to August). The difference between lagged births and TTSD kindergarten enrollment represents a combination of net migration and the kindergarten capture rate, as many children move into and out of the District between birth and age five and not all District residents attend TTSD kindergartens. Chart 5 compares the historic and forecast number of births to District residents with the historic and forecast number of TTSD kindergarten students under the middle series.

The peak kindergarten class of 2012-13 and birth peak in 2006-07 is a prime example of how the cohorts can align. The gap between the mid-2000s and early 2010s births and the corresponding kindergarten enrollment reflect the weight of migration as a housing downturn led to fewer young families moving into the District. Since fall 2015, when full day kindergarten was fully implemented, the gap has narrowed significantly. Looking only at enrollment numbers, it may seem that full day kindergarten has not resulted in an increased capture rate. However, birth cohorts corresponding to new kindergarten classes since 2015-16 have been smaller than those in 2014-15 and earlier. In the past five years the ratio of kindergarten to births has averaged 0.84, compared to a lower average of 0.77 in the eight years from fall 2007 to fall 2014.

Following the large 2019 kindergarten enrollment corresponding to the large 2013-14 birth cohort, the middle series forecast projects a decline in kindergarten enrollment. This is primarily due to the decline in births occurring in the District since 2013-14. However, continued growth from new housing is expected to lead to an increase in births, and to Kindergarten enrollment beginning in 2024-25.

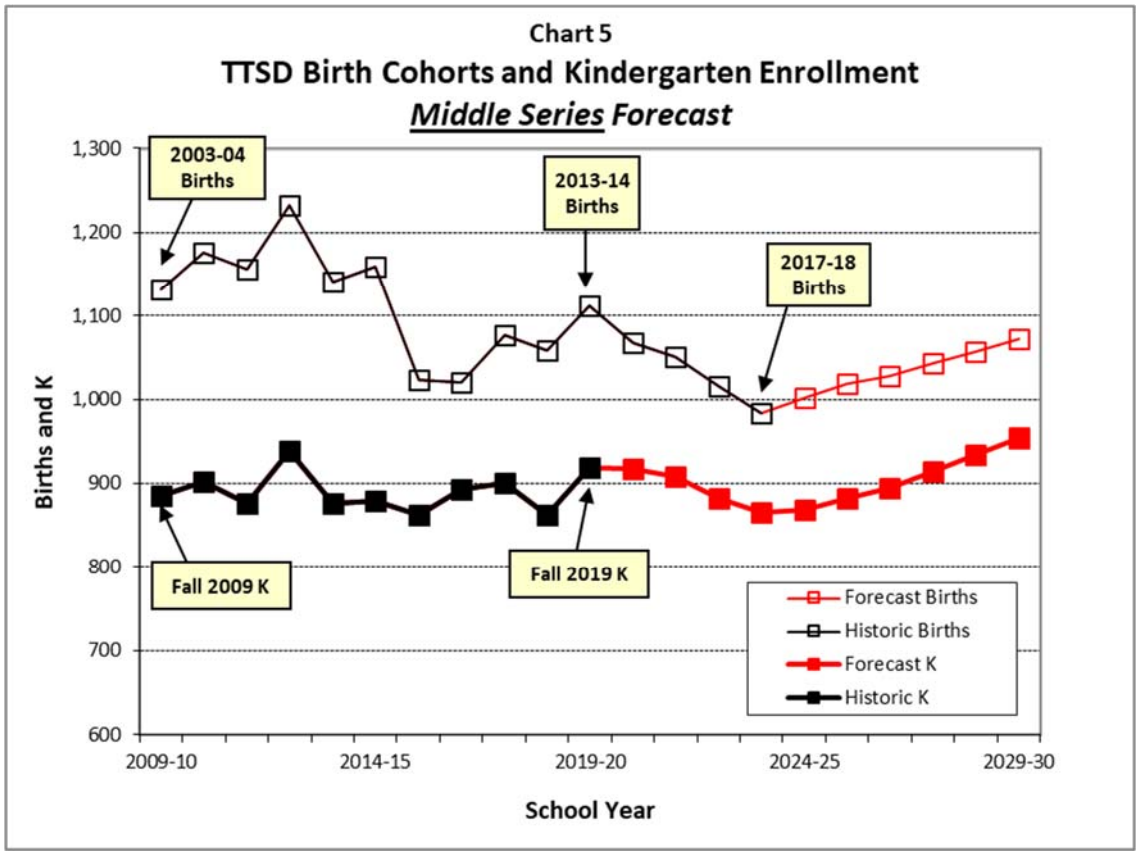


Table 11 contains annual district-wide forecasts by school level under the three scenarios for the District. Detailed annual forecasts by individual grades are included in Appendix A. In the *middle series* forecast, overall K-12 enrollment is expected to increase by 607 students (five percent) in the next 10 years. K-12 enrollment grows steadily, at a relatively slow pace averaging 0.5 percent annually. K-5th grade enrollments gradually increase through the 2021-22 school year before a negligible decline. However, an increase in enrollment after 2023-24 ultimately results in 271 more K-5 students (five percent) over the 10 year forecast. After stable 6th-8th grade enrollment between 2019-20 and 2020-21, enrollment is expected to decline until 2023-24 before rebounding to experience an overall net gain of 50 students (two percent) over the 10 year forecast. Following four years of steady growth through 2023-24, high school enrollment is expected to fluctuate, ultimately adding 286 students (seven percent) over the 10 year period.

The *low series* forecast depicts a scenario under which net migration remains at the relatively low level observed between 2010 and 2020. K-12 enrollment is relatively unchanged in the long run, with small increases in some years and small decreases in others. K-5 enrollment fluctuates throughout the forecast horizon, reaching 2029-30 with 36 additional students (one percent) compared to 2019-20. Middle school enrollments experience a decline by 147 students in the first four years contributing to an overall net loss of 113 students (four percent) in 10 years. High school enrollments are projected to slowly grow through 2023-24, then decline slightly before ending the 10 year period with a net gain of 95 students (two percent).

The *high series* forecast includes net migration consistently near the highest levels observed in recent years. K-12 enrollment grows at an average of 0.9 percent annually. Over the entire 10 year period, K-12 enrollment is expected to increase by 1,108 students (nine percent). K-5 and high school enrollments are projected to account for the majority of the District growth (nine and twelve percent respectively) with the majority of the enrollment increase occurring in the first half of the forecast. Similar to the middle and low series, 6-8 enrollments are expected to decline through 2023-24 before resuming growth for the following several years.

Table 11

Tigard-Tualatin S.D. Enrollment Forecasts by School Level, 2020-21 to 2029-30

		LOW SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2029-30	2019-20 to 2024-25	2024-25 to 2029-30	2019-20 to 2029-30
K-5	5,473	5,440	5,487	5,449	5,422	5,441	5,509	-32	68	36
6-8	2,930	2,921	2,861	2,825	2,783	2,794	2,817	-136	23	-113
9-12	3,881	3,922	3,933	4,009	4,062	3,993	3,976	112	-17	95
Total	**12,284**	**12,283**	**12,281**	**12,283**	**12,267**	**12,228**	**12,302**	**-56**	**74**	**18**
Annual change		*-1*	*-2*	*2*	*-16*	*-39*	*15*			
		0.0%	*0.0%*	*0.0%*	*-0.1%*	*-0.3%*	*0.1%*			

		MIDDLE SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2029-30	2019-20 to 2024-25	2024-25 to 2029-30	2019-20 to 2029-30
K-5	5,473	5,489	5,563	5,544	5,540	5,595	5,744	122	149	271
6-8	2,930	2,936	2,883	2,855	2,819	2,844	2,980	-86	136	50
9-12	3,881	3,944	3,968	4,057	4,121	4,061	4,167	180	106	286
Total	**12,284**	**12,369**	**12,414**	**12,456**	**12,480**	**12,500**	**12,891**	**216**	**391**	**607**
Annual change		*85*	*45*	*42*	*24*	*20*	*78*			
		0.7%	*0.4%*	*0.3%*	*0.2%*	*0.2%*	*0.6%*			

		HIGH SERIES FORECAST						FORECAST CHANGE		
Grade	Actual 2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2029-30	2019-20 to 2024-25	2024-25 to 2029-30	2019-20 to 2029-30
K-5	5,473	5,546	5,654	5,670	5,698	5,768	5,950	295	182	477
6-8	2,930	2,955	2,912	2,892	2,864	2,896	3,102	-34	206	172
9-12	3,881	3,972	4,015	4,121	4,204	4,162	4,340	281	178	459
Total	**12,284**	**12,473**	**12,581**	**12,683**	**12,766**	**12,826**	**13,392**	**542**	**566**	**1,108**
Annual change		*189*	*108*	*102*	*83*	*60*	*113*			
		1.5%	*0.9%*	*0.8%*	*0.7%*	*0.5%*	*0.9%*			

Population Research Center, Portland State University, December 2019.

Individual School Forecasts

Forecasts for individual schools are prepared under a scenario in which current boundaries and grade configurations remain constant. School districts typically respond to enrollment change in various ways that might alter the status quo, such as attendance area boundary changes, opening new schools, or offering special programs. If new charter or private schools open, enrollment at District-run schools may be affected. However, the individual school forecasts depict what future enrollments might be under current conditions. For example, Alberta Rider is forecast to be over its capacity, because the future Art Rutkin School is not included among the District's elementary schools.

The methodology for the individual school forecasts relies on unique sets of GPRs for each school. New kindergarten classes were forecast each year based on recent trends and birth cohorts within elementary attendance areas. Subsequent grades were forecast using GPRs based initially on recent rates and adjusted based on expected levels of housing growth. The final forecasts for individual schools are controlled to match the district-wide forecasts.

Residential capacity and development trends influence the district-wide forecast migration assumptions, but the cohort model does not explicitly incorporate information about planned housing development. However, the number of potential new homes and their location are important factors for the allocation of district-wide growth to individual schools, particularly when large new developments are underway. The building permit and land use application data presented in the Population, Housing, and Employment Trends section are valuable resources for judging the relative short and long term growth potential among individual schools.

Among the District's 10 elementary schools, the largest growth is expected at Alberta Rider, which adds 105 students, and at Deer Creek, which adds 93 students. Alberta Rider in part grows due to new housing in River Terrace, given current boundaries that don't account for the new Art Rutkin School. The current Deer Creek boundary includes the King City UGB expansion area approved by Metro in December 2018.[15] Development is likely to occur gradually, impacting TTSD

[15] More information at https://www.oregonmetro.gov/news/metro-council-approves-ugb-expansion-could-create-9200-new-homes. and at http://www.ci.king-city.or.us/departments/parks_and_recreation/king_city_ura.php.

schools no earlier than the 2024-25 school year. The only other TTSD elementary schools with a forecast of significant growth are Durham, where The Fields apartments are expected to be completed in late 2020, and Metzger, where there has been consistent housing growth. The District's six other elementary schools are forecast to have relatively stable enrollments throughout the forecast period.

Among TTSD middle schools, Fowler is projected to experience the most growth with a net gain of 45 students. Enrollment is expected to fluctuate before growing in the latter half of the forecast. Twality's enrollment is closely tied to the growth of its feeders Alberta Rider and Deer Creek. Twality declines initially due to smaller incoming cohorts but experiences consistent growth later and an overall net gain of 31 students in 10 years. Hazelbrook's primary feeders, Bridgeport, Byrom, and Tualatin, are all forecasted to experience a slight enrollment decline. As a result, Hazelbrook's enrollment is forecasted to decline by 26 students during the period.

Tigard High School and Tualatin High School grow by 169 and 117 students, respectively, during the forecast period. Tigard HS enrollment has been declining since 2016-17, but is projected to start growing again in 2020-21 as larger middle grade cohorts enter high school. Similarly, Tualatin HS enrollment has declined in recent years but is also expected to gain enrollment over the next four years. Enrollment is then projected to fluctuate during the middle years of the forecast before ending on a slight growth trend. Due to faster growth in the Tigard HS area, the difference of 140 students between the student totals at the two high schools is expected to narrow to 88 students by 2029-30.

Table 12 presents the enrollment forecasts for each school, grouped by school level (elementary, middle, and high).

Table 12
Enrollment Forecasts for Individual Schools, 2020-21 to 2029-30

School	Actual 2019-20	Forecast 2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	Change 2018-19-2028-29
Alberta Rider	536	549	559	575	596	606	618	625	632	636	641	105
Bridgeport	569	560	577	569	573	574	568	565	564	565	568	-1
Byrom	535	524	521	509	509	507	510	509	512	517	526	-9
C.F. Tigard*	482	480	485	491	490	494	483	481	480	486	494	12
Deer Creek	569	567	584	573	565	580	588	596	610	633	662	93
Durham	559	584	615	612	601	600	590	581	580	587	598	39
Mary Woodward	583	594	604	614	603	602	609	605	598	597	601	18
Metzger*	613	605	605	605	616	627	625	628	631	635	641	28
Templeton	545	548	541	530	520	528	527	525	524	530	539	-6
Tualatin	482	478	472	466	467	477	462	456	459	465	474	-8
Elementary Totals	**5,473**	**5,489**	**5,563**	**5,544**	**5,540**	**5,595**	**5,580**	**5,571**	**5,590**	**5,651**	**5,744**	**271**
Fowler M.S.	855	872	855	868	853	845	870	888	917	912	900	45
Hazelbrook M.S.	992	999	1,000	998	942	943	945	981	1,004	984	966	-26
Twality M.S.	1,083	1,065	1,028	989	1,024	1,056	1,071	1,092	1,126	1,127	1,114	31
Middle School Totals	**2,930**	**2,936**	**2,883**	**2,855**	**2,819**	**2,844**	**2,886**	**2,961**	**3,047**	**3,023**	**2,980**	**50**
Creekside Community H.S.	185	185	185	185	185	185	185	185	185	185	185	0
Tigard H.S.	1,778	1,804	1,842	1,883	1,897	1,881	1,859	1,863	1,855	1,906	1,947	169
Tualatin H.S.	1,918	1,955	1,941	1,989	2,039	1,995	2,039	1,990	1,953	2,023	2,035	117
High School Totals	**3,881**	**3,944**	**3,968**	**4,057**	**4,121**	**4,061**	**4,083**	**4,038**	**3,993**	**4,114**	**4,167**	**286**
District Totals	**12,284**	**12,369**	**12,414**	**12,456**	**12,480**	**12,500**	**12,549**	**12,570**	**12,630**	**12,788**	**12,891**	**607**

**Note: Forecasts include the impact of a boundary change. New students residing in a portion of the former Metzger area were assigned to C.F. Tigard beginning in 2016-17.*

Population Research Center, Portland State University, December 2019.

Capacity figures in Table 13 are reviewed annually by District staff and updated as needed to reflect rebuilt schools, the addition of portables, and the relocation of special programs. Capacities are compared with both the base year (2019-20) and end year (2029-30) of the enrollment forecast.

Table 13

Facility Capacity and Enrollment, 2019-20 and 2029-30

	2019-20				2029-30			
School	**Capacity Excluding portables**	**Capacity Including Portables**	**2019-20 Enroll-ment[1]**	**Available Capacity (including portables)[2]**	**2029-30 Forecast Enroll-ment[1]**	**Capacity Excluding portables**	**Capacity Including Portables**	**Available Capacity (including portables)[2]**
Alberta Rider[P]	598	598	536	62	641	598	598	-43
Bridgeport	624	674	569	105	568	624	674	106
Byrom	624	724	535	189	526	624	724	198
C.F. Tigard[P]	624	624	482	142	494	624	624	130
Deer Creek	598	648	569	79	662	598	648	-14
Durham[P]	572	572	559	13	598	572	572	-26
Mary Woodward	624	724	583	141	601	598	648	47
Metzger[P]	650	650	613	37	641	624	724	83
Templeton	624	624	545	79	539	650	650	111
Tualatin[P]	598	648	482	166	474	624	624	150
Elementary Totals	**6,136**	**6,486**	**5,473**	**1,013**	**5,744**	**6,136**	**6,486**	**742**
Fowler M.S.	1,000	1,000	855	145	900	1,000	1,000	100
Hazelbrook M.S.	1,000	1,040	992	48	966	1,000	1,040	74
Twality M.S.[4]	942	1,084	1,083	1	1,114	1,200	1,200	86
Middle School Totals	**2,942**	**3,124**	**2,930**	**194**	**2,980**	**3,200**	**3,240**	**260**
Tigard H.S.[5]	1,776	1,898	1,778	120	1,947	2,000	2,000	53
Tualatin H.S.[6]	2,000	2,000	1,918	82	2,035	2,000	2,000	-35
Creekside Com. H.S.	200	200	185	15	185	200	200	15
High School Totals	**3,976**	**4,098**	**3,881**	**217**	**4,167**	**4,200**	**4,200**	**33**
District Totals[1]	**13,054**	**13,708**	**12,284**	**1,424**	**12,891**	**13,536**	**13,926**	**1,035**

1. October 1 Enrollment. Does not include Tigard-Tualatin Online Academy.

2. Current or future (see notes 3-6) capacity minus 2019-20 actual and 2029-30 forecast enrollment.

3. A new Templeton Elementary opened in September 2019 with a 650 student capacity.

4. A new Twality Middle School will open In September 2021 with a 1,200 student capacity.

5. A rebuilt portion of Tigard High School will open in September 2020, bringing capacity to 2,000.

6. Additions to Tualatin High School opened in September 2019, bringing capacity to 2,000.

P. One preschool (headstart) classroom in current year.

Sources: Tigard-Tualatin School District; PSU-PRC enrollment forecasts.

FORECAST ACCURACY

In Table 14, actual TTSD enrollment by grade level in fall 2019 is compared with the 2019-20 forecasts that were prepared one year earlier, as well as those prepared two and three years earlier. Similarly, Table 15 compares enrollment forecasts for individual schools. As a measure of average error for grade levels and for individual school enrollments, the mean absolute percent error (MAPE) is included in the tables.

The district-wide forecasts prepared in 2016, 2017, and 2018 all predicted K-12 total enrollments higher than the actual fall 2019 enrollment. The one year forecast was relatively accurate for middle and high school grades, with each grade from 6th to 12th falling within 20 students of the forecast. Much of the deficit between actual and forecast enrollment in the one year forecast occurred in 1st, 2nd, and 4th grades.

Table 14

Fall 2019 Enrollment Compared to Previous Forecasts

By Grade Level

		One year forecast[1]			Two year forecast[2]			Three year forecast[3]		
Grade	**Actual**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**	**Fcst.**	**Diff.**	**Error**
K	919	904	-15	*-1.6%*	949	30	*3.3%*	963	44	*4.8%*
1	870	907	37	*4.3%*	967	97	*11.1%*	962	92	*10.6%*
2	899	936	37	*4.1%*	951	52	*5.8%*	957	58	*6.5%*
3	939	928	-11	*-1.2%*	960	21	*2.2%*	938	-1	*-0.1%*
4	885	930	45	*5.1%*	926	41	*4.6%*	913	28	*3.2%*
5	961	935	-26	*-2.7%*	939	-22	*-2.3%*	961	0	*0.0%*
6	993	989	-4	*-0.4%*	1,018	25	*2.5%*	1,024	31	*3.1%*
7	961	978	17	*1.8%*	1,009	48	*5.0%*	1,037	76	*7.9%*
8	976	977	1	*0.1%*	982	6	*0.6%*	1,000	24	*2.5%*
9	971	985	14	*1.4%*	1,011	40	*4.1%*	1,008	37	*3.8%*
10	973	960	-13	*-1.3%*	995	22	*2.3%*	1,005	32	*3.3%*
11	968	958	-10	*-1.0%*	983	15	*1.5%*	996	28	*2.9%*
12	969	989	20	*2.1%*	1,021	52	*5.4%*	1,058	89	*9.2%*
Total	**12,284**	**12,376**	**92**	***0.7%***	**12,711**	**427**	***3.5%***	**12,822**	**538**	***4.4%***
MAPE[4]				***2.1%***			***3.9%***			***4.4%***

1. Middle Series Forecast for 2019-20 by PSU-PRC, baseline 2018-19 enrollment. December 2018.

2. Forecast for 2019-20 by PSU-PRC, baseline 2017-18 enrollment. December 2017.

3. Forecast for 2019-20 by PSU-PRC, baseline 2016-17 enrollment. December 2016.

4. Mean absolute percent error for individual grades K-12.

Table 15

Fall 2019 Enrollment Compared to Previous Forecasts by Individual School

School	Actual	One year forecast[1]			Two year forecast[2]			Three year forecast[3]		
		Fcst.	Diff.	Error	Fcst.	Diff.	Error	Fcst.	Diff.	Error
Alberta Rider	536	559	23	*4.3%*	578	42	*7.8%*	624	88	*16.4%*
Bridgeport	569	563	-6	*-1.1%*	533	-36	*-6.3%*	519	-50	*-8.8%*
Byrom	535	553	18	*3.4%*	565	30	*5.6%*	570	35	*6.5%*
C. F. Tigard	482	493	11	*2.3%*	488	6	*1.2%*	521	39	*8.1%*
Deer Creek	569	590	21	*3.7%*	620	51	*9.0%*	641	72	*12.7%*
Durham	559	542	-17	*-3.0%*	535	-24	*-4.3%*	508	-51	*-9.1%*
Mary Woodward	583	599	16	*2.7%*	583	0	*0.0%*	541	-42	*-7.2%*
Metzger	613	604	-9	*-1.5%*	626	13	*2.1%*	616	3	*0.5%*
Templeton	545	550	5	*0.9%*	617	72	*13.2%*	617	72	*13.2%*
Tualatin Elem.	482	487	5	*1.0%*	547	65	*13.5%*	537	55	*11.4%*
Elementaries	**5,473**	**5,540**	**67**	***1.2%***	**5,692**	**219**	***4.0%***	**5,694**	**221**	***4.0%***
Fowler	855	871	16	*1.9%*	916	61	*7.1%*	917	62	*7.3%*
Hazelbrook	992	980	-12	*-1.2%*	969	-23	*-2.3%*	975	-17	*-1.7%*
Twality	1,083	1,093	10	*0.9%*	1,121	38	*3.5%*	1,161	78	*7.2%*
Middle Schools	**2,930**	**2,944**	**14**	***0.5%***	**3,006**	**76**	***2.6%***	**3,053**	**123**	***4.2%***
Tigard HS	1,778	1,781	3	*0.2%*	1,897	119	*6.7%*	1,981	203	*11.4%*
Tualatin HS	1,918	1,966	48	*2.5%*	1,994	76	*4.0%*	1,950	32	*1.7%*
Durham Center	N/A	52	N/A		50	N/A		52	N/A	
Tig.-Tual. Online Acad.	N/A	93	N/A		72	N/A		92	N/A	
Creekside Community HS	185									
High Schools	**3,881**	**3,892**	**11**	***0.3%***	**4,013**	**132**	***3.4%***	**4,075**	**194**	***5.0%***
District	**12,284**	**12,376**	**92**	***0.7%***	**12,711**	**427**	***3.5%***	**12,822**	**538**	***4.4%***
MAPE[4]				***2.0%***			***5.8%***			***8.8%***

1. Forecast for 2019-20 by PSU-PRC, baseline 2018-19 enrollment. December 2018.

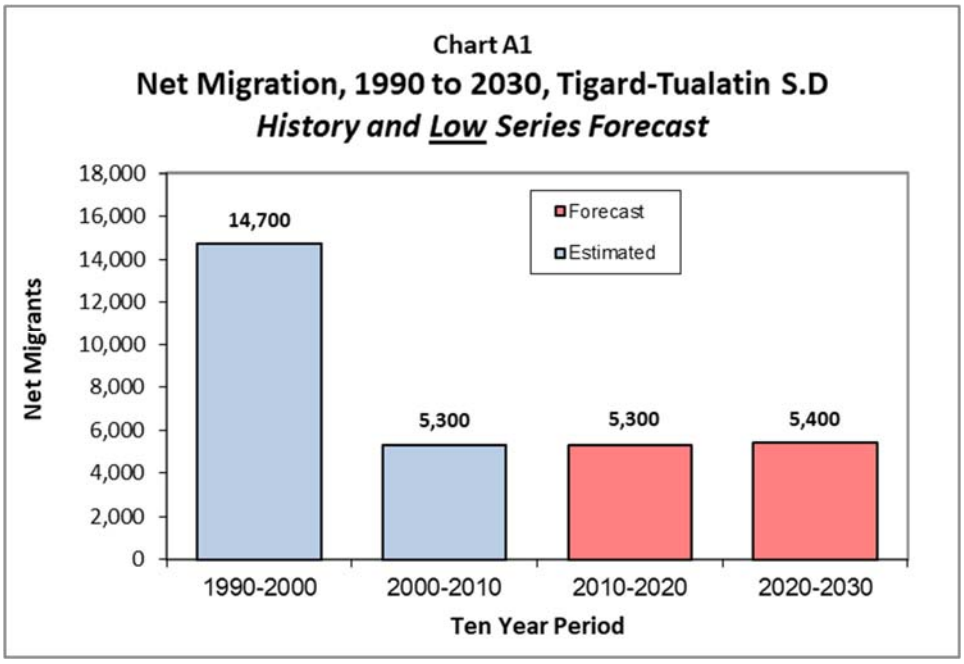
2. Forecast for 2019-20 by PSU-PRC, baseline 2017-18 enrollment. December 2017.

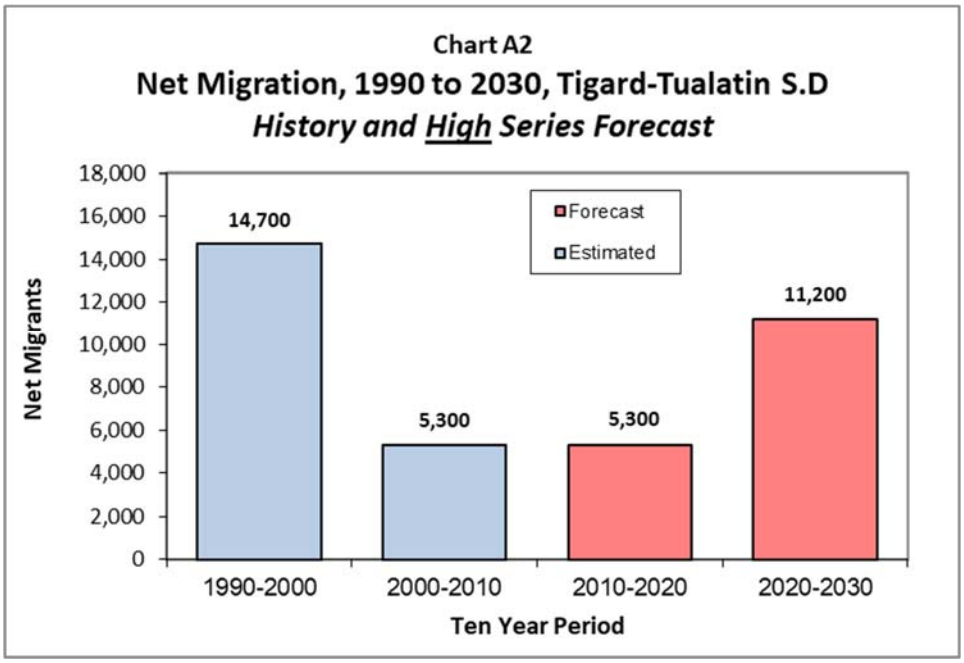
3. Forecast for 2019-20 by PSU-PRC, baseline 2016-17 enrollment. December 2016.

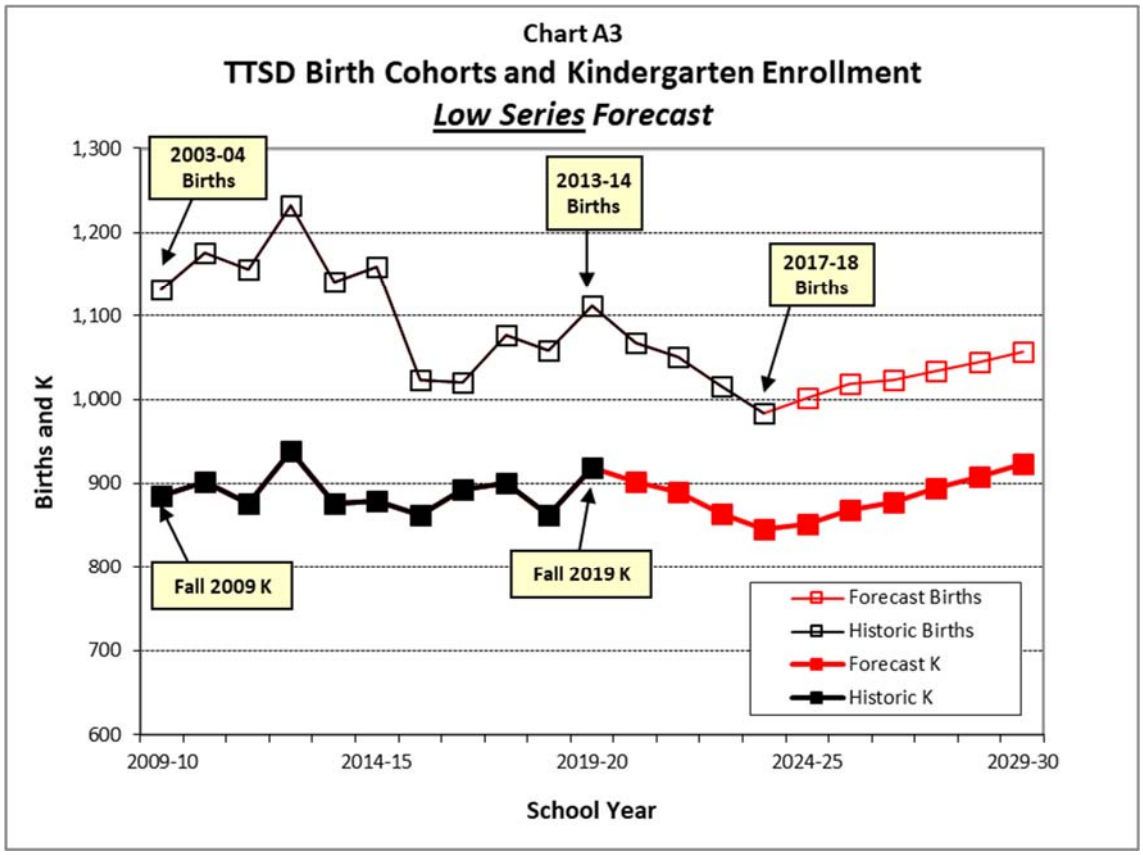
4. Mean absolute percent error for individual schools, not including Creekside Community HS. Metzger and C.F. Tigard are also excluded from the three year forecast MAPEs due to a boundary change.

APPENDIX A

DISTRICT-WIDE POPULATION FORECASTS AND ENROLLMENT FORECASTS


Chart A1
Net Migration, 1990 to 2030, Tigard-Tualatin S.D
History and Low Series Forecast
Net Migrants
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
14,700
5,300
5,300
5,400
Forecast
Estimated
1990-2000
2000-2010
2010-2020
2020-2030
Ten Year Period


Chart A2
Net Migration, 1990 to 2030, Tigard-Tualatin S.D
History and High Series Forecast
Net Migrants
18,000
16,000
14,000
12,000
10,000
8,000
6,000
4,000
2,000
0
14,700
5,300
5,300
11,200
Forecast
Estimated
1990-2000
2000-2010
2010-2020
2020-2030
Ten Year Period


Chart A3
TTSD Birth Cohorts and Kindergarten Enrollment
Low Series Forecast
2003-04 Births
2013-14 Births
2017-18 Births
Fall 2009 K
Fall 2019 K
Forecast Births
Historic Births
Forecast K
Historic K
Births and K
School Year
1,300
1,200
1,100
1,000
900
800
700
600
2009-10
2014-15
2019-20
2024-25
2029-30

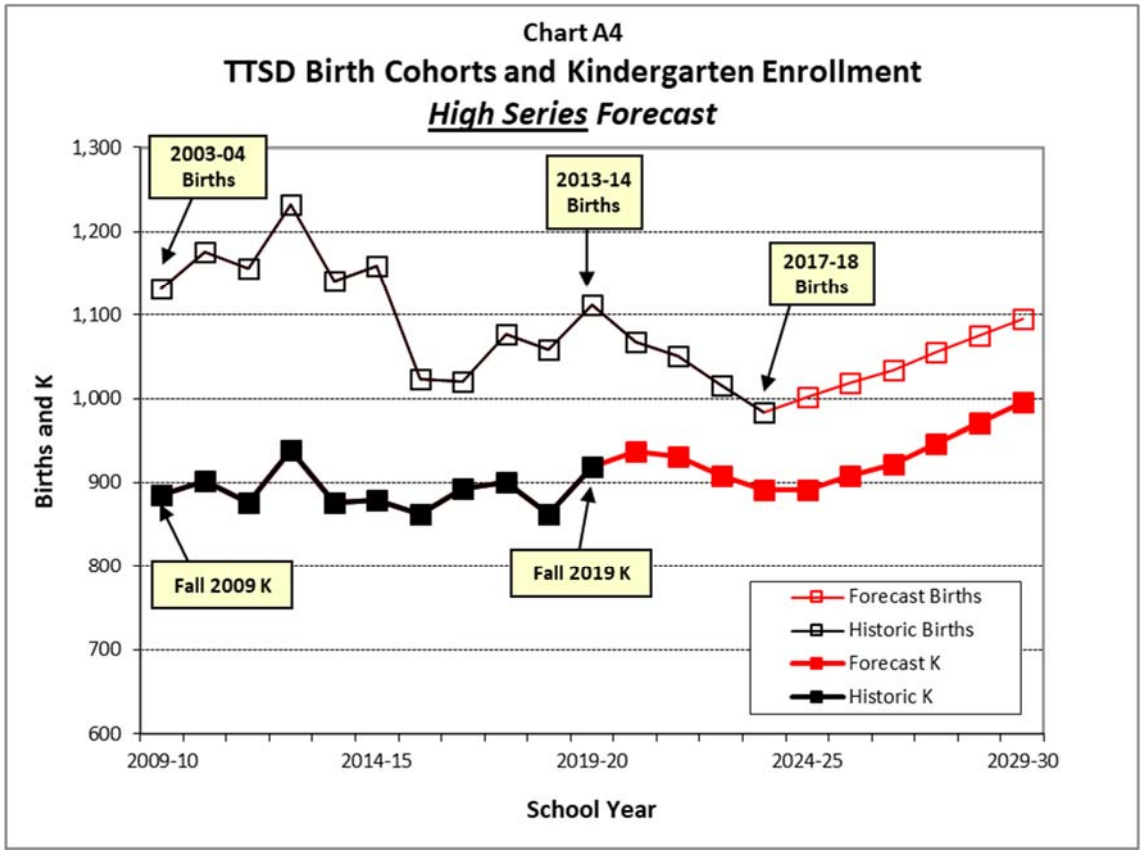

Chart A4
TTSD Birth Cohorts and Kindergarten Enrollment
High Series Forecast
2003-04 Births
2013-14 Births
2017-18 Births
Fall 2009 K
Fall 2019 K
Forecast Births
Historic Births
Forecast K
Historic K
Births and K
School Year
1,300
1,200
1,100
1,000
900
800
700
600
2009-10
2014-15
2019-20
2024-25
2029-30

Table A1

Population by Age Group, Low Series Forecast
Tigard-Tualatin School District, 2000 to 2030

	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2010 to 2030 Change	
					Number	Percent
Under Age 5	5,128	5,744	5,255	5,761	17	*0%*
Age 5 to 9	5,209	5,606	5,752	5,739	133	*2%*
Age 10 to 14	5,016	5,646	6,039	5,790	144	*3%*
Age 15 to 17	2,959	3,393	3,459	3,728	335	*10%*
Age 18 to 19	1,642	1,769	1,734	1,823	54	*3%*
Age 20 to 24	4,470	4,665	5,369	5,681	1,016	*22%*
Age 25 to 29	5,547	5,803	6,122	6,311	508	*9%*
Age 30 to 34	5,633	6,075	6,132	6,918	843	*14%*
Age 35 to 39	6,102	6,116	6,354	6,761	645	*11%*
Age 40 to 44	6,284	6,022	6,541	6,729	707	*12%*
Age 45 to 49	5,829	6,201	6,164	6,342	141	*2%*
Age 50 to 54	4,609	6,249	5,963	6,412	163	*3%*
Age 55 to 59	3,175	5,696	6,106	6,038	342	*6%*
Age 60 to 64	2,206	4,493	6,115	5,742	1,249	*28%*
Age 65 to 69	1,733	2,960	5,419	5,686	2,726	*92%*
Age 70 to 74	1,797	2,127	4,116	5,479	3,352	*158%*
Age 75 to 79	1,862	1,642	2,616	4,515	2,873	*175%*
Age 80 to 84	1,592	1,564	1,736	2,970	1,406	*90%*
Age 85 and over	1,371	1,686	1,657	2,054	368	*22%*
Total Population	**72,164**	**83,457**	**92,649**	**100,479**	**17,022**	***18%***
Total age 5 to 17	13,184	14,645	15,250	15,257	612	*4%*
share age 5 to 17	*18.3%*	*17.5%*	*16.5%*	*15.2%*		

		2000-2010	2010-2020	2020-2030
Population Change		**11,293**	**9,192**	**7,830**
Percent		*16%*	*11%*	*8%*
Average Annual		*1.5%*	*1.1%*	*0.8%*

Source: U.S. Census Bureau, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center. PSU-PRC Forecasts, 2020 and 2030.

Table A2

Population by Age Group, High Series Forecast
Tigard-Tualatin School District, 2000 to 2030

	2000 Census	2010 Census	2020 Forecast	2030 Forecast	2010 to 2030 Change	
					Number	Percent
Under Age 5	5,128	5,744	5,255	6,263	519	*9%*
Age 5 to 9	5,209	5,606	5,752	6,157	551	*10%*
Age 10 to 14	5,016	5,646	6,039	6,201	555	*10%*
Age 15 to 17	2,959	3,393	3,459	3,983	590	*17%*
Age 18 to 19	1,642	1,769	1,734	1,773	4	*0%*
Age 20 to 24	4,470	4,665	5,369	6,117	1,452	*31%*
Age 25 to 29	5,547	5,803	6,122	7,002	1,199	*21%*
Age 30 to 34	5,633	6,075	6,132	7,768	1,693	*28%*
Age 35 to 39	6,102	6,116	6,354	7,193	1,077	*18%*
Age 40 to 44	6,284	6,022	6,541	7,094	1,072	*18%*
Age 45 to 49	5,829	6,201	6,164	6,622	421	*7%*
Age 50 to 54	4,609	6,249	5,963	6,653	404	*6%*
Age 55 to 59	3,175	5,696	6,106	6,242	546	*10%*
Age 60 to 64	2,206	4,493	6,115	5,958	1,465	*33%*
Age 65 to 69	1,733	2,960	5,419	5,898	2,938	*99%*
Age 70 to 74	1,797	2,127	4,116	5,696	3,569	*168%*
Age 75 to 79	1,862	1,642	2,616	4,783	3,141	*191%*
Age 80 to 84	1,592	1,564	1,736	3,231	1,667	*107%*
Age 85 and over	1,371	1,686	1,657	2,200	514	*30%*
Total Population	**72,164**	**83,457**	**92,649**	**106,834**	**23,377**	***25%***
Total age 5 to 17	13,184	14,645	15,250	16,341	1,696	*11%*
share age 5 to 17	*18.3%*	*17.5%*	*16.5%*	*15.3%*		

		2000-2010	2010-2020	2020-2030
Population Change		**11,293**	**9,192**	**14,186**
Percent		*16%*	*11%*	*15%*
Average Annual		*1.5%*	*1.1%*	*1.4%*

Source: U.S. Census Bureau, 2000, and 2010 Censuses; data aggregated to TTSD boundary by Portland State University Population Research Center. PSU-PRC Forecasts, 2020 and 2030.

Table A3

Tigard-Tualatin School District, LOW SERIES Enrollment Forecasts, 2020-21 to 2029-30

	Actual	Forecast									
Grade	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
K	919	903	890	864	846	852	869	878	894	909	924
1	870	931	920	909	880	863	869	884	893	909	924
2	899	873	939	927	916	891	874	880	895	904	920
3	939	903	880	947	934	927	902	885	891	906	915
4	885	942	910	886	954	944	937	912	895	901	916
5	961	888	948	916	892	964	953	946	921	904	910
6	993	964	894	954	922	901	974	962	955	930	913
7	961	995	969	899	959	929	908	982	969	962	937
8	976	962	998	972	902	964	933	912	987	974	967
9	971	1,026	1,013	1,051	1,024	952	1,017	984	962	1,041	1,028
10	973	968	1,024	1,011	1,049	1,024	952	1,017	984	962	1,041
11	968	938	935	989	976	1,015	990	921	984	952	930
12	969	990	961	958	1,013	1,002	1,042	1,016	945	1,010	977
Total	**12,284**	**12,283**	**12,281**	**12,283**	**12,267**	**12,228**	**12,220**	**12,179**	**12,175**	**12,264**	**12,302**
Annual change		*-1*	*-2*	*2*	*-16*	*-39*	*-8*	*-41*	*-4*	*89*	*38*
		0.0%	*0.0%*	*0.0%*	*-0.1%*	*-0.3%*	*-0.1%*	*-0.3%*	*0.0%*	*0.7%*	*0.3%*
K-5	5,473	5,440	5,487	5,449	5,422	5,441	5,404	5,385	5,389	5,433	5,509
6-8	2,930	2,921	2,861	2,825	2,783	2,794	2,815	2,856	2,911	2,866	2,817
9-12	3,881	3,922	3,933	4,009	4,062	3,993	4,001	3,938	3,875	3,965	3,976

	5 Year Change: 2019-20 to 2024-25		**5 Year Change: 2024-25 to 2029-30**		**10 Year Change: 2019-20 to 2029-30**	
	Growth	**Pct.**	**Growth**	**Pct.**	**Growth**	**Pct.**
K-5	-32	*-1%*	68	*1%*	36	*1%*
6-8	-136	*-5%*	23	*1%*	-113	*-4%*
9-12	112	*3%*	-17	*0%*	95	*2%*
Total	**-56**	***0%***	**74**	***1%***	**18**	***0%***

Population Research Center, Portland State University, December 2019

Table A4

Tigard-Tualatin School District, MIDDLE SERIES Enrollment Forecasts, 2020-21 to 2029-30

	Actual	Forecast									
Grade	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
K	919	918	908	882	865	869	883	895	915	935	955
1	870	943	942	929	902	891	896	910	922	943	963
2	899	878	952	951	938	917	906	911	925	937	959
3	939	908	886	961	960	953	932	921	926	940	952
4	885	948	917	895	971	977	969	948	937	942	956
5	961	894	958	926	904	988	994	986	965	954	959
6	993	969	902	966	934	917	1,003	1,009	1,001	979	968
7	961	1,000	975	908	972	945	928	1,014	1,021	1,012	990
8	976	967	1,006	981	913	982	955	938	1,025	1,032	1,022
9	971	1,029	1,020	1,061	1,035	966	1,039	1,011	993	1,085	1,092
10	973	973	1,031	1,022	1,063	1,040	970	1,044	1,015	997	1,090
11	968	944	944	1,001	992	1,032	1,010	942	1,014	986	968
12	969	998	973	973	1,031	1,023	1,064	1,041	971	1,046	1,017
Total	**12,284**	**12,369**	**12,414**	**12,456**	**12,480**	**12,500**	**12,549**	**12,570**	**12,630**	**12,788**	**12,891**
Annual change		*85* *0.7%*	*45* *0.4%*	*42* *0.3%*	*24* *0.2%*	*20* *0.2%*	*49* *0.4%*	*21* *0.2%*	*60* *0.5%*	*158* *1.3%*	*103* *0.8%*
K-5	5,473	5,489	5,563	5,544	5,540	5,595	5,580	5,571	5,590	5,651	5,744
6-8	2,930	2,936	2,883	2,855	2,819	2,844	2,886	2,961	3,047	3,023	2,980
9-12	3,881	3,944	3,968	4,057	4,121	4,061	4,083	4,038	3,993	4,114	4,167

	5 Year Change: 2019-20 to 2024-25		**5 Year Change: 2024-25 to 2029-30**		**10 Year Change: 2019-20 to 2029-30**	
	Growth	**Pct.**	**Growth**	**Pct.**	**Growth**	**Pct.**
K-5	122	*2%*	149	*3%*	271	*5%*
6-8	-86	*-3%*	136	*5%*	50	*2%*
9-12	180	*5%*	106	*3%*	286	*7%*
Total	**216**	***2%***	**391**	***3%***	**607**	***5%***

Population Research Center, Portland State University, December 2019

Table A5

Tigard-Tualatin School District, HIGH SERIES Enrollment Forecasts, 2020-21 to 2029-30

	Actual	Forecast									
Grade	**2019-20**	**2020-21**	**2021-22**	**2022-23**	**2023-24**	**2024-25**	**2025-26**	**2026-27**	**2027-28**	**2028-29**	**2029-30**
K	919	938	932	908	891	892	908	923	947	971	995
1	870	958	966	959	934	918	920	937	952	976	1,001
2	899	884	970	978	971	951	934	936	954	969	993
3	939	913	895	982	991	988	968	951	953	971	986
4	885	954	925	906	994	1,008	1,005	985	968	970	988
5	961	899	966	937	917	1,011	1,025	1,022	1,002	985	987
6	993	975	909	977	948	932	1,027	1,041	1,038	1,018	1,001
7	961	1,007	986	919	988	962	946	1,042	1,057	1,054	1,033
8	976	973	1,017	996	928	1,002	975	959	1,056	1,071	1,068
9	971	1,035	1,030	1,076	1,054	985	1,064	1,035	1,018	1,121	1,137
10	973	979	1,042	1,037	1,083	1,064	994	1,074	1,045	1,028	1,132
11	968	952	956	1,017	1,013	1,060	1,042	973	1,052	1,023	1,007
12	969	1,006	987	991	1,054	1,053	1,102	1,083	1,012	1,094	1,064
Total	**12,284**	**12,473**	**12,581**	**12,683**	**12,766**	**12,826**	**12,910**	**12,961**	**13,054**	**13,251**	**13,392**
Annual change		*189*	*108*	*102*	*83*	*60*	*84*	*51*	*93*	*197*	*141*
		1.5%	*0.9%*	*0.8%*	*0.7%*	*0.5%*	*0.7%*	*0.4%*	*0.7%*	*1.5%*	*1.1%*
K-5	5,473	5,546	5,654	5,670	5,698	5,768	5,760	5,754	5,776	5,842	5,950
6-8	2,930	2,955	2,912	2,892	2,864	2,896	2,948	3,042	3,151	3,143	3,102
9-12	3,881	3,972	4,015	4,121	4,204	4,162	4,202	4,165	4,127	4,266	4,340

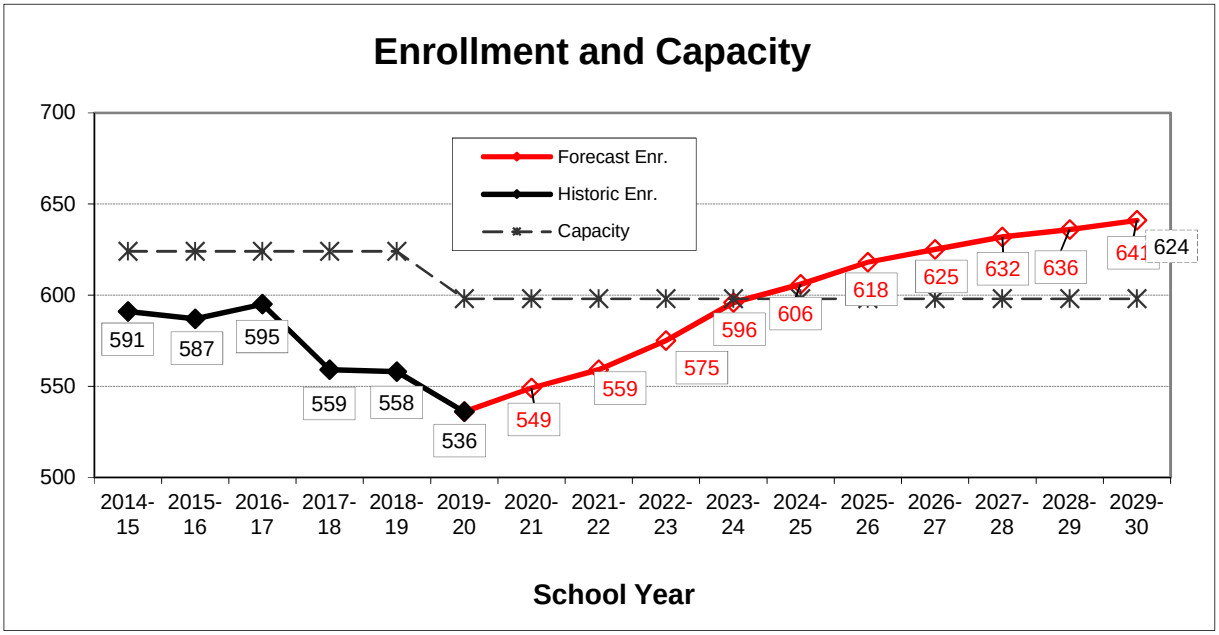
	5 Year Change: 2019-20 to 2024-25		**5 Year Change: 2024-25 to 2029-30**		**10 Year Change: 2019-20 to 2029-30**	
	Growth	**Pct.**	**Growth**	**Pct.**	**Growth**	**Pct.**
K-5	295	*5%*	182	*3%*	477	*9%*
6-8	-34	*-1%*	206	*7%*	172	*6%*
9-12	281	*7%*	178	*4%*	459	*12%*
Total	**542**	***4%***	**566**	***4%***	**1,108**	***9%***

Population Research Center, Portland State University, December 2019

APPENDIX B

ENROLLMENT AND CAPACITY PROFILES FOR INDIVIDUAL SCHOOLS

Alberta Rider Elementary School



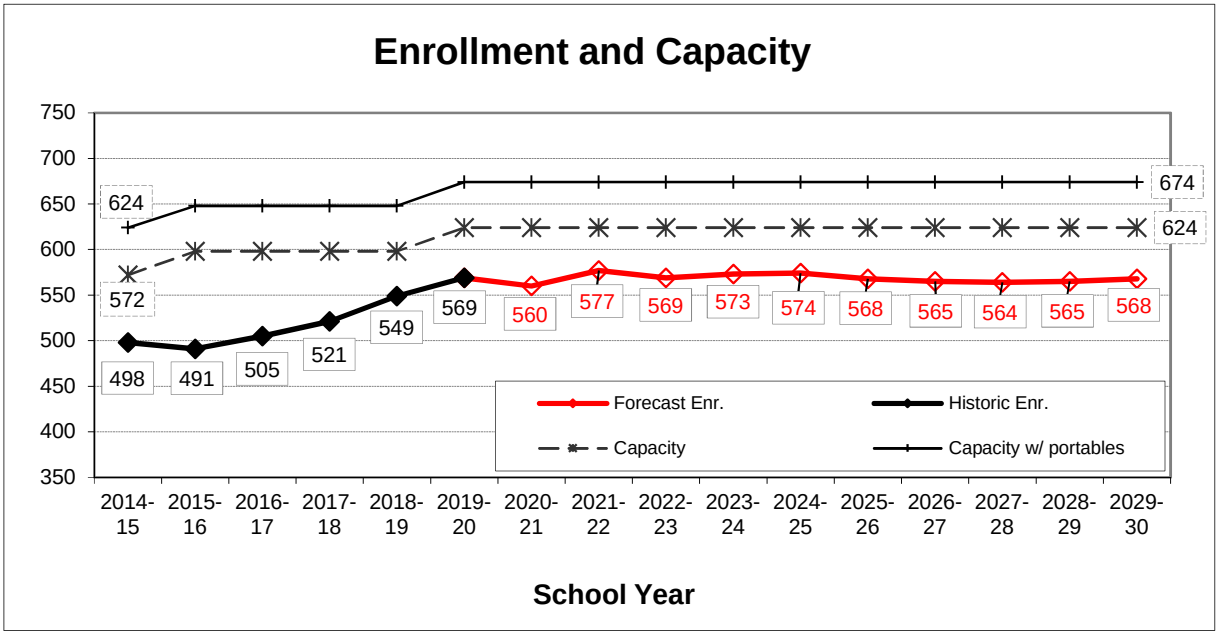
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	591	536	606	641
5 year Change		*-55*	*70*	*35*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	25	68	119	38	14	18
Multiple Family Units	0	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Bridgeport Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast

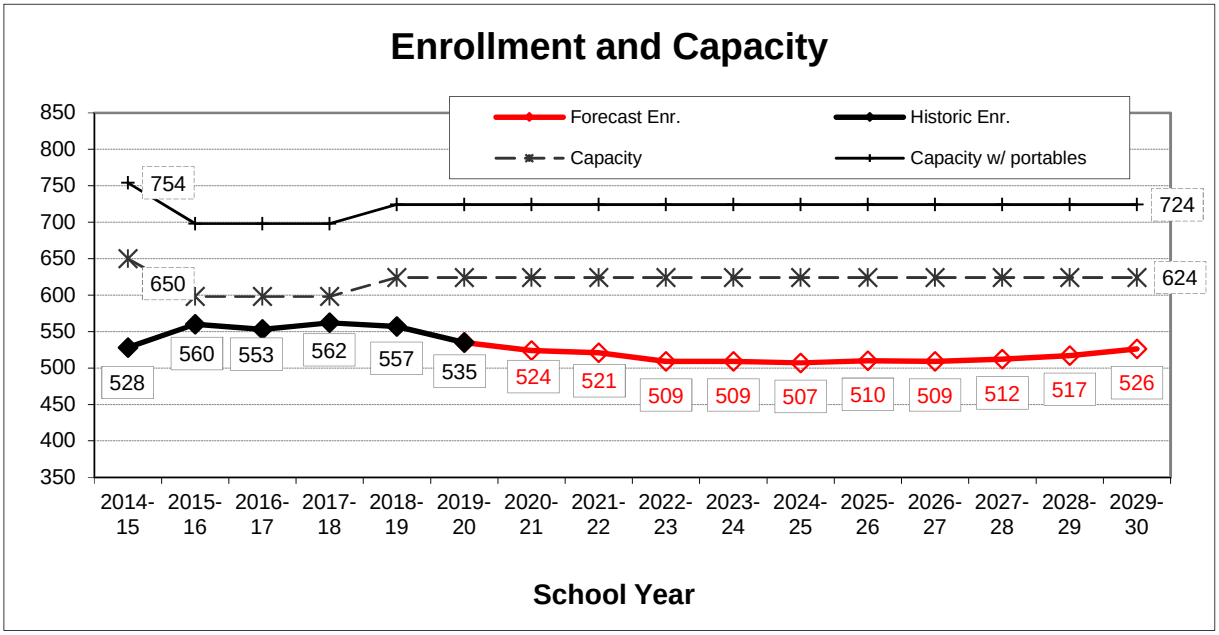
	History		Forecast	
	2014-15	**2019-20**	**2024-25**	**2029-30**
Total enrollment	498	569	574	568
5 year Change		*71*	*5*	*-6*

New Housing Units Authorized by Building Permits

	Permit Year					
	2014	**2015**	**2016**	**2017**	**2018**	**2019 (Jan-Sep)**
Single Family Units	0	0	0	0	78	0
Multiple Family Units	0	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Edward Byrom Elementary School



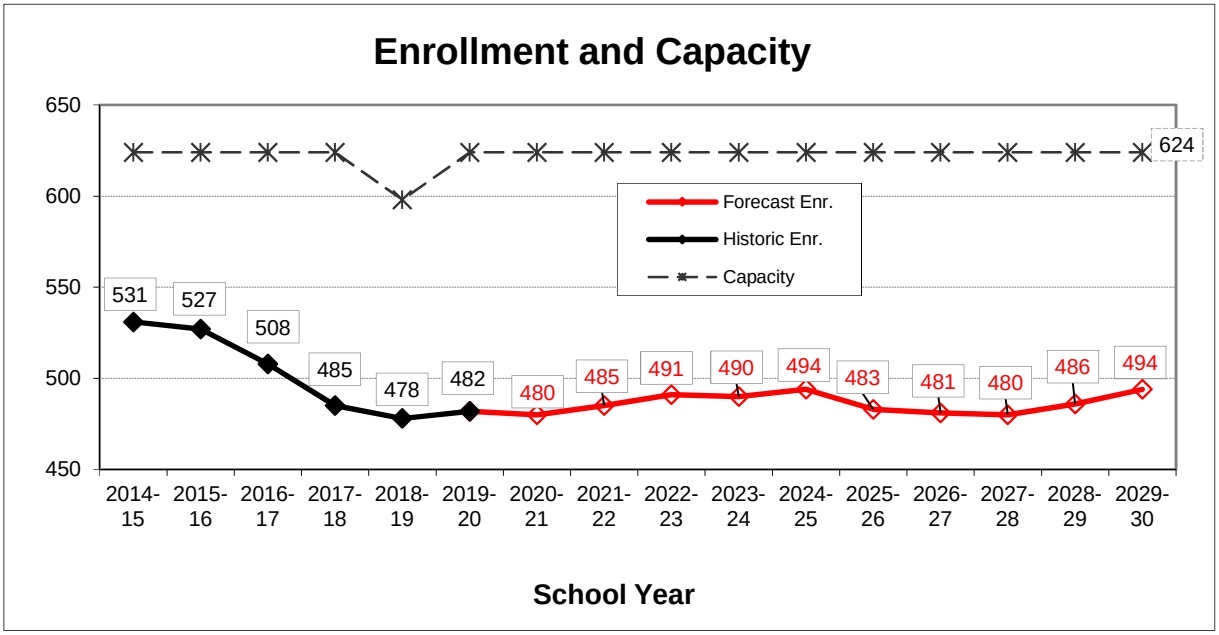
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	528	535	507	526
5 year Change		*7*	*-28*	*19*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	8	6	2	3	1	0
Multiple Family Units	0	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Charles F. Tigard Elementary School



Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast

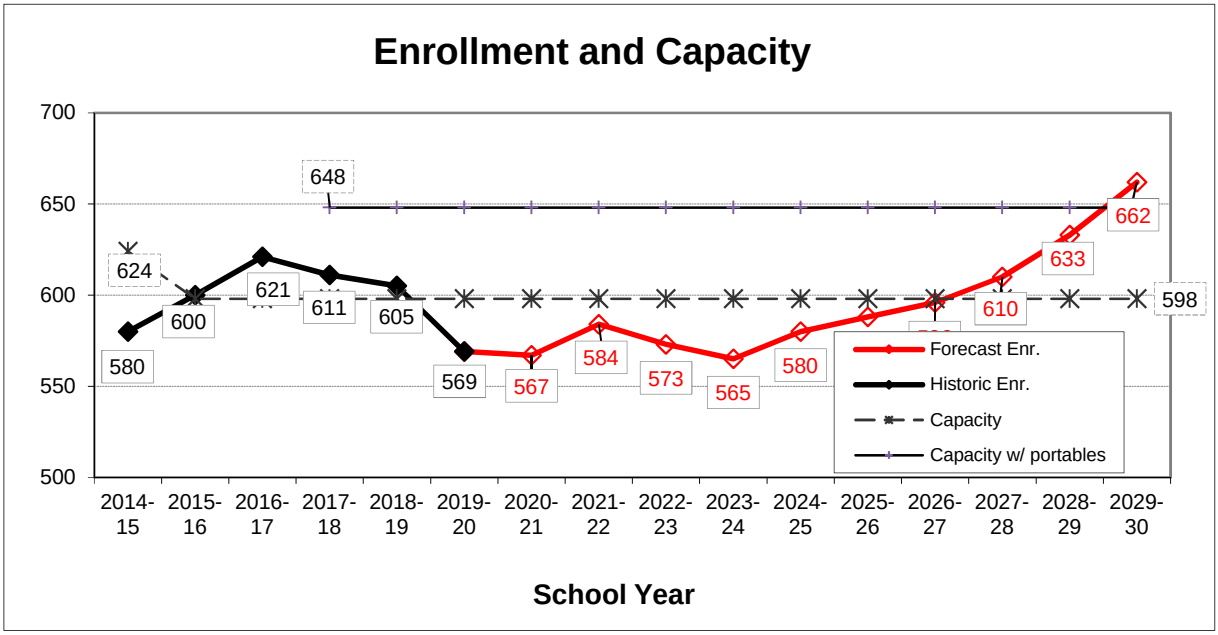
	History		Forecast	
	2014-15	**2019-20**	**2024-25**	**2029-30**
Total enrollment	531	482	494	494
5 year Change		*-49*	*12*	*0*

New Housing Units Authorized by Building Permits

	Permit Year					
	2014	**2015**	**2016**	**2017**	**2018**	**2019 (Jan-Sep)**
Single Family Units	2	5	12	16	3	2
Multiple Family Units	0	0	4	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Deer Creek Elementary School



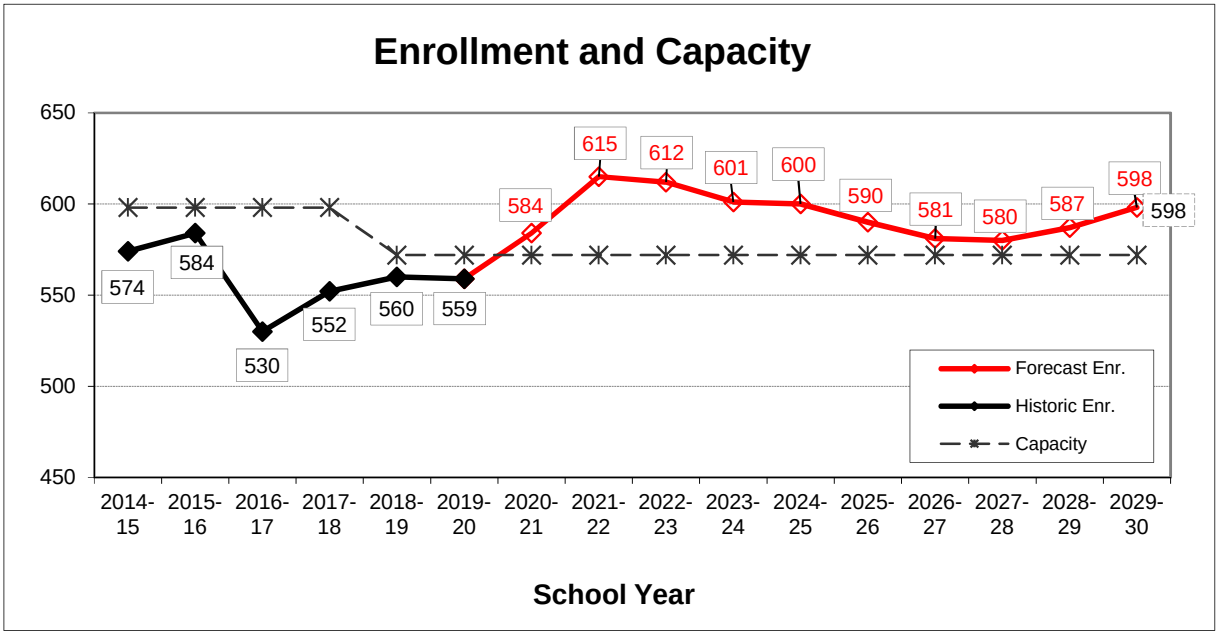
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	580	569	580	662
5 year Change		*-11*	*11*	*82*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	2	16	37	21	17	1
Multiple Family Units	0	192	0	20	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Durham Elementary School



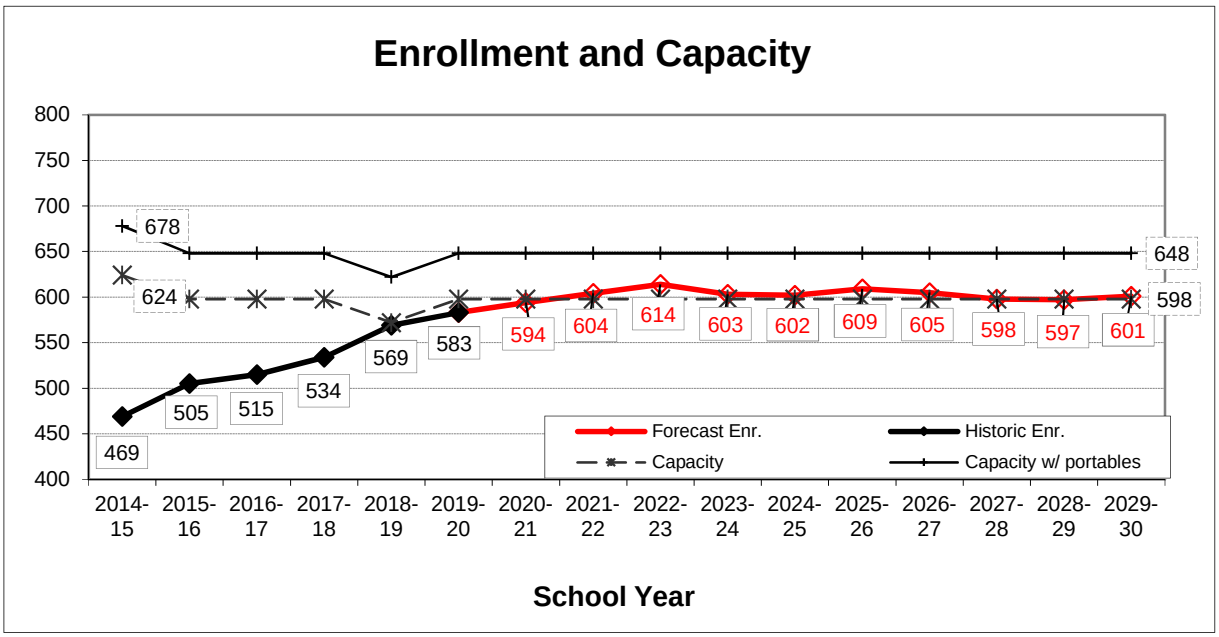
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	574	559	600	598
5 year Change		*-15*	*41*	*-2*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	2	0	16	11	2	16
Multiple Family Units	0	0	0	0	0	264

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Mary Woodward Elementary School



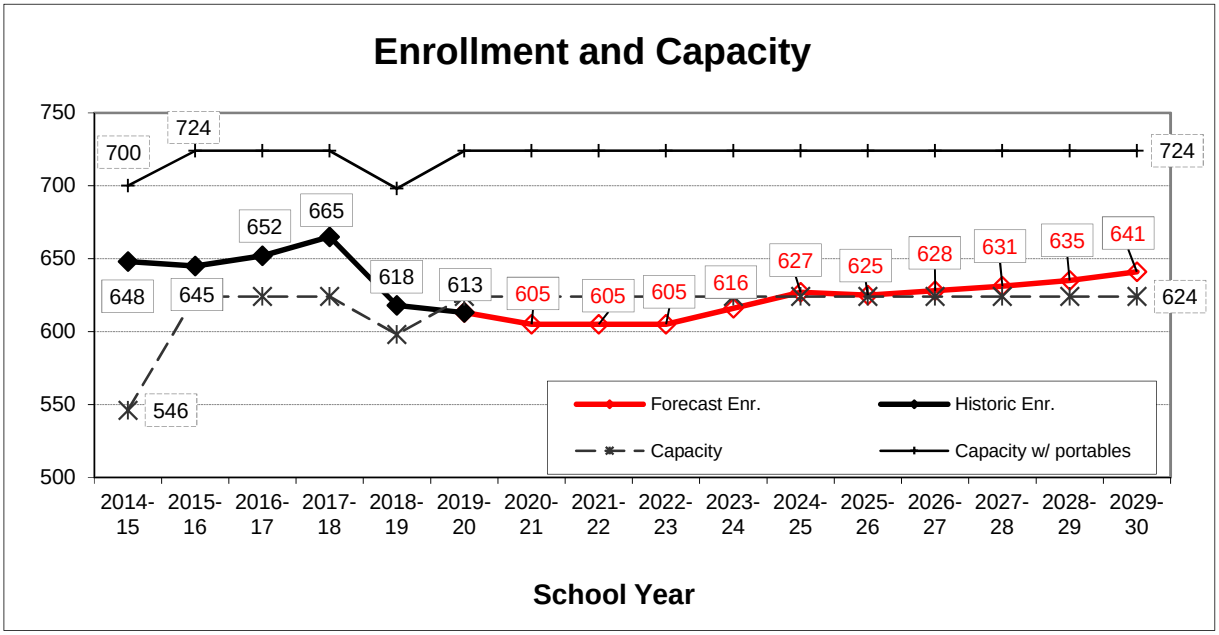
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	469	583	602	601
5 year Change		*114*	*19*	*-1*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	10	15	147	3	0	71
Multiple Family Units	0	0	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Metzger Elementary School



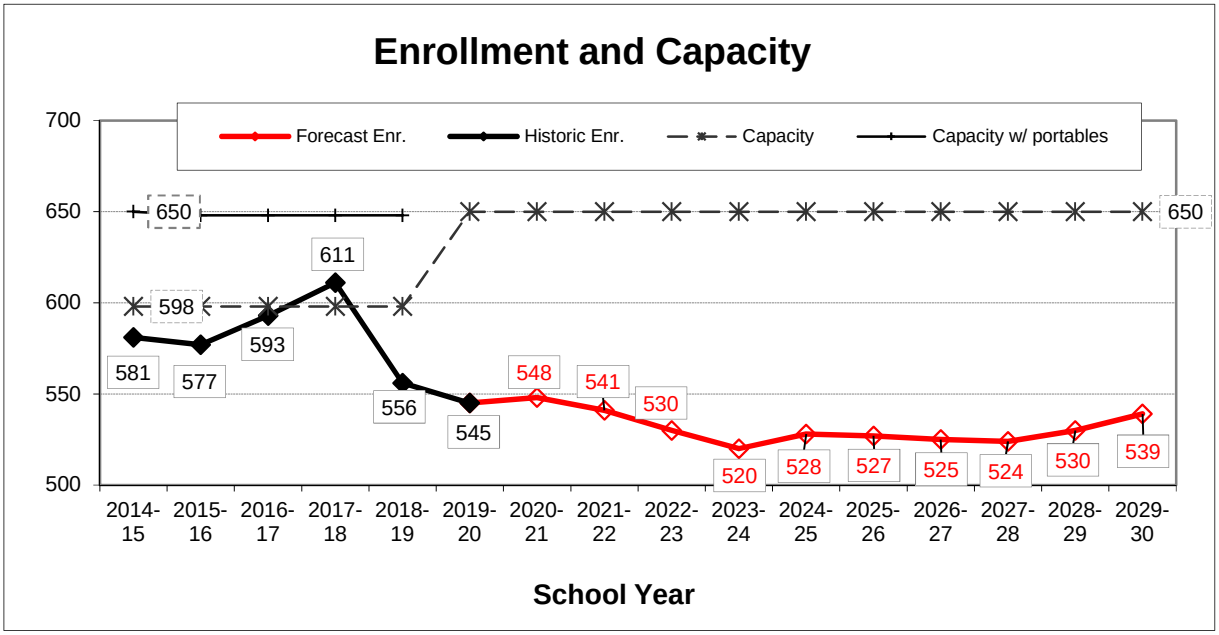
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	648	613	627	641
5 year Change		*-35*	*14*	*14*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	24	38	36	9	10	36
Multiple Family Units	0	0	57	187	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

James Templeton Elementary School



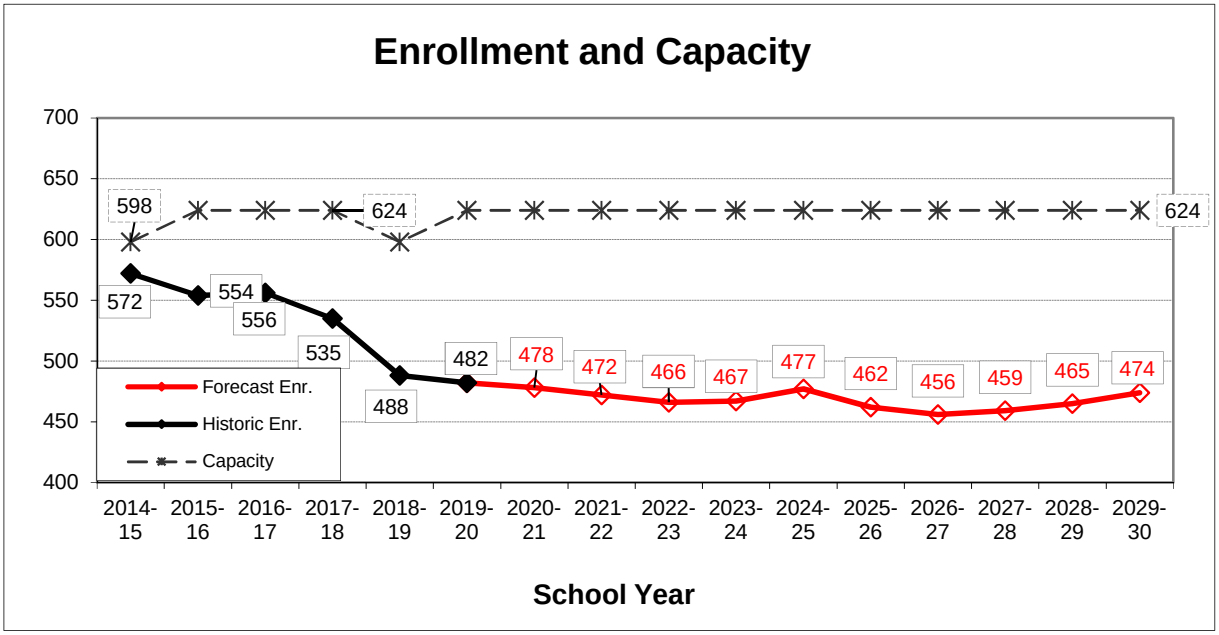
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. A new Templeton opened in September 2019 with a 650 student capacity.

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	581	545	528	539
5 year Change		*-36*	*-17*	*11*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	1	13	11	19	18	23
Multiple Family Units	24	168	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Tualatin Elementary School



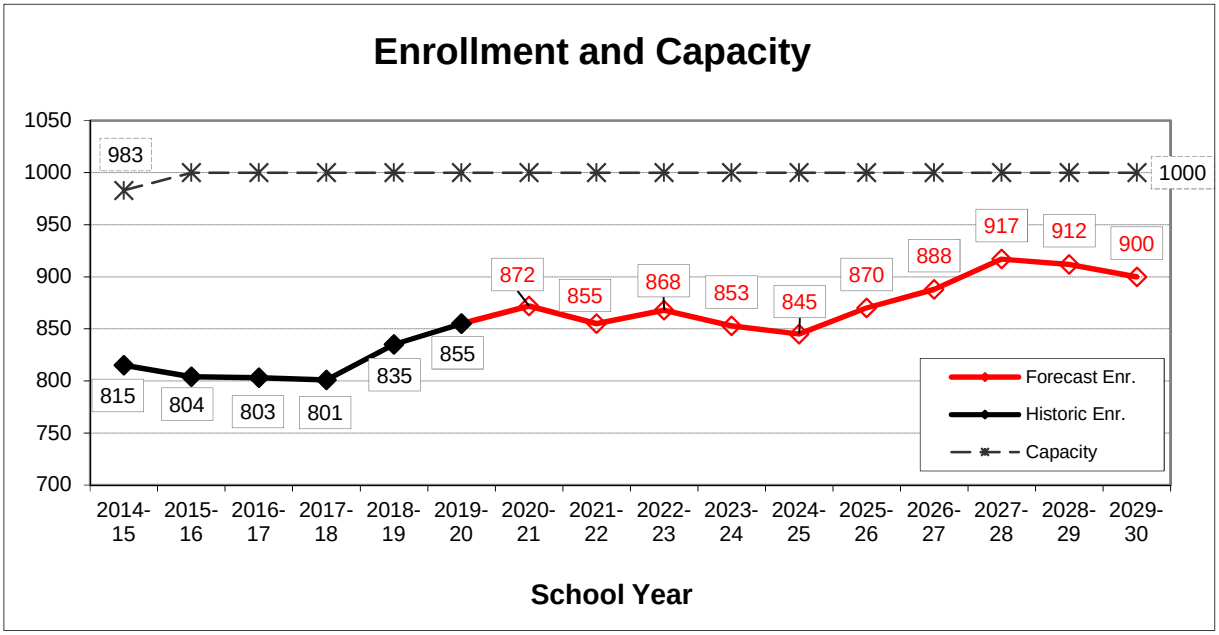
Note: Capacity prior to 2015-16 at all elementary schools includes some half day kindergarten classes. Beginning in 2015-16 all kindergarten classes are full day, thereby reducing capacity in some cases. The number of preschool classes also affects capacity at some elementary schools (see Table 13).

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	572	482	477	474
5 year Change		*-90*	*-5*	*-3*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	7	6	39	20	19	1
Multiple Family Units	0	14	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Fowler Middle School

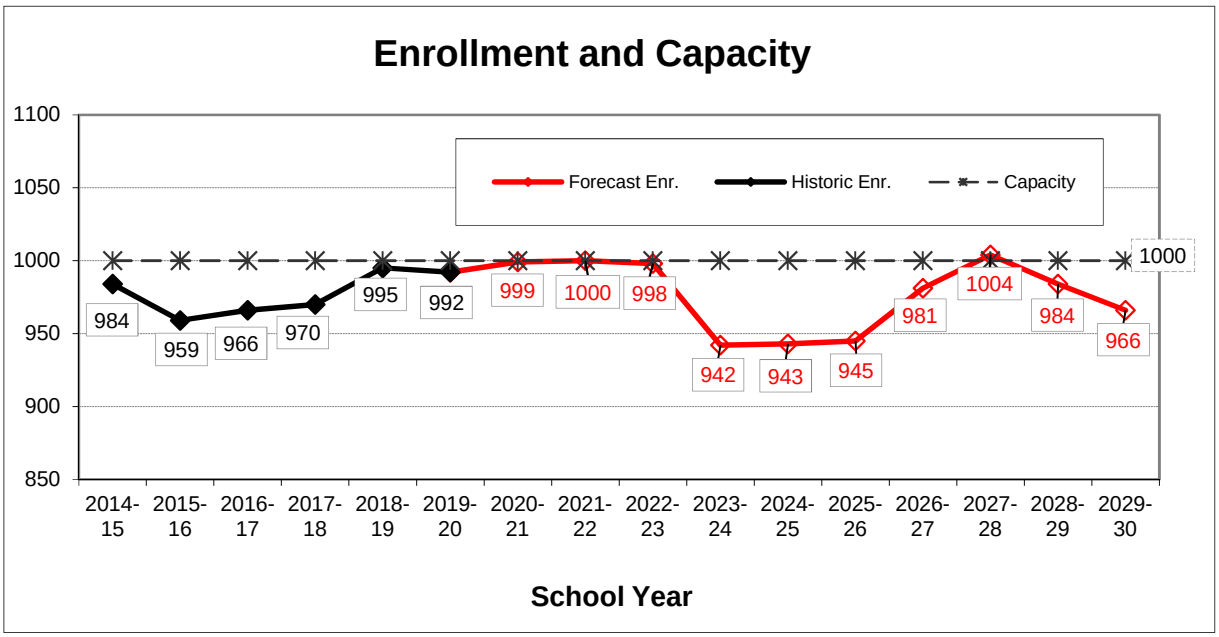


Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	815	855	845	900
5 year Change		*40*	*-10*	*55*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	36	58	195	28	13	109
Multiple Family Units	0	0	61	187	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Hazelbrook Middle School

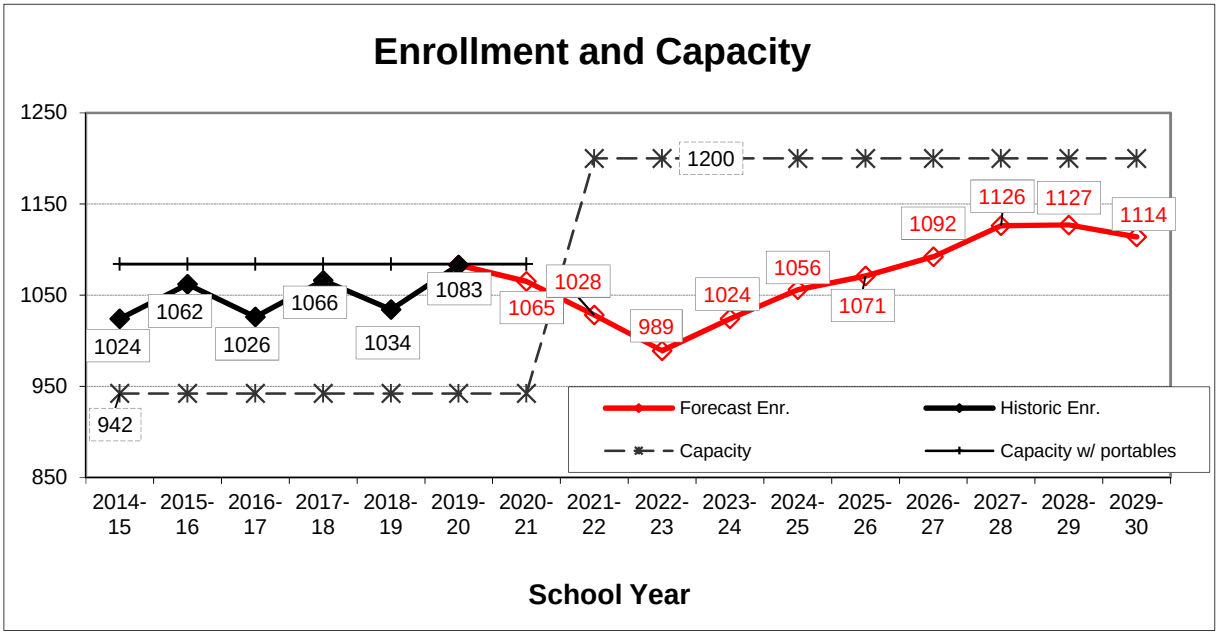


Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	984	992	943	966
5 year Change		*8*	*-49*	*23*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	15	18	45	23	98	1
Multiple Family Units	0	14	0	0	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Twality Middle School



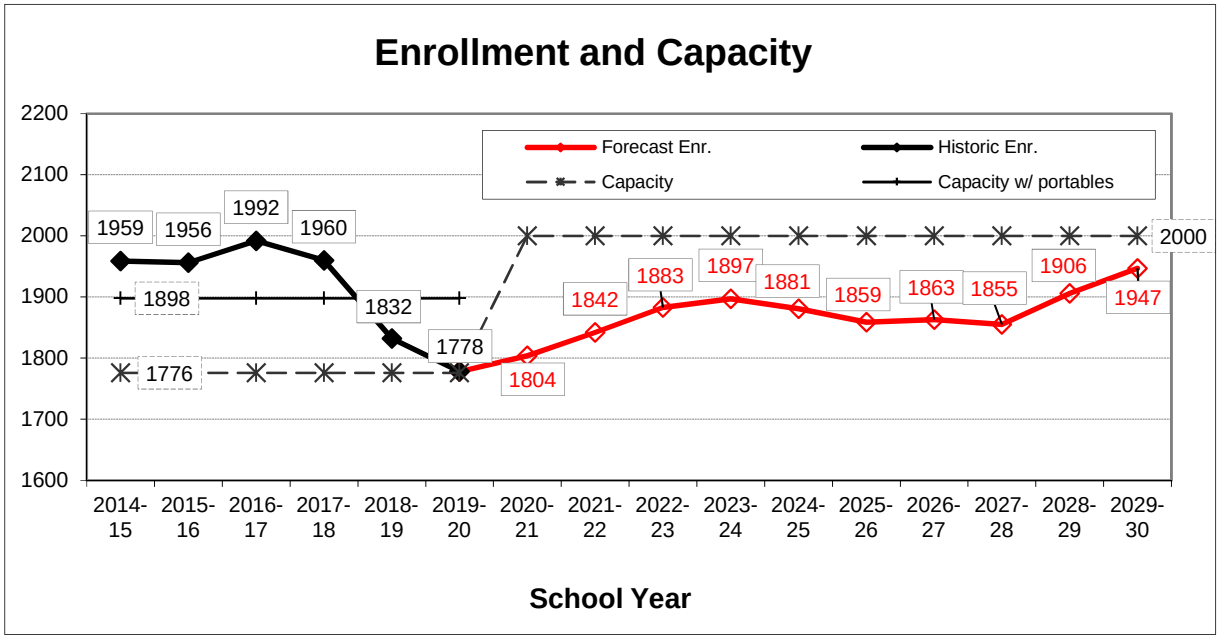
A new Twality Middle School will open in September 2021 with a 1,200 student capacity.

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	1024	1083	1056	1114
5 year Change		*59*	*-27*	*58*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	30	92	179	89	51	58
Multiple Family Units	24	283	0	0	0	264

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Tigard High School



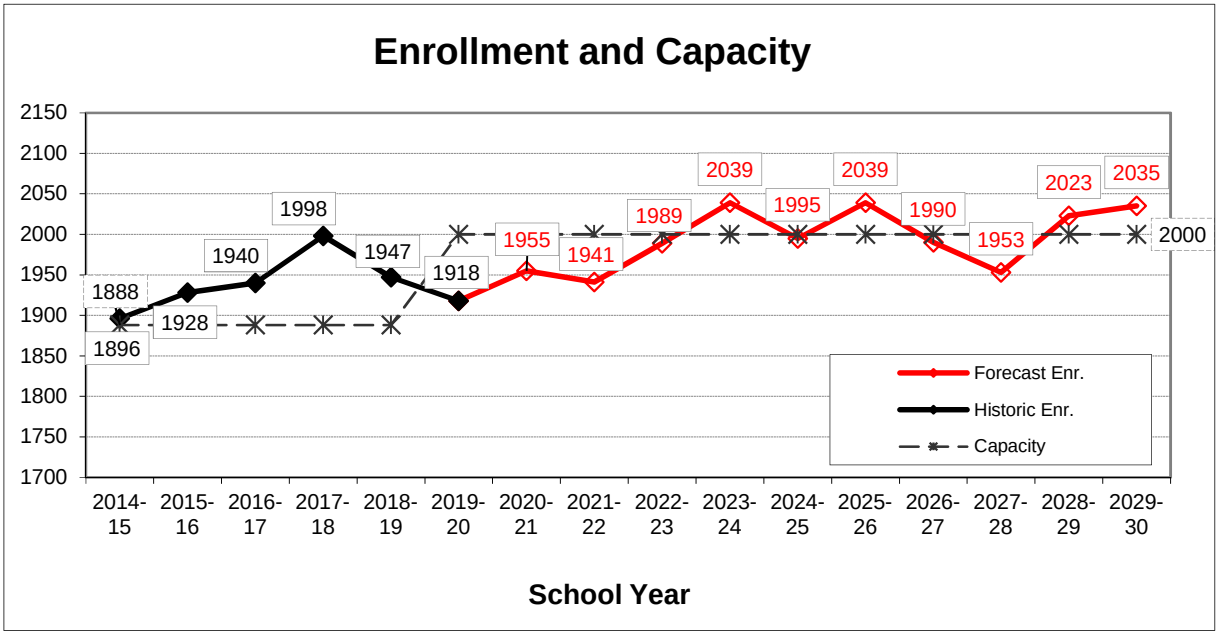
A rebuilt portion of Tigard High School will open in September 2020, bringing capacity to 2,000.

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	1959	1778	1881	1947
5 year Change		*-181*	*103*	*66*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	39	71	222	58	33	148
Multiple Family Units	24	168	61	187	0	264

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Tualatin High School



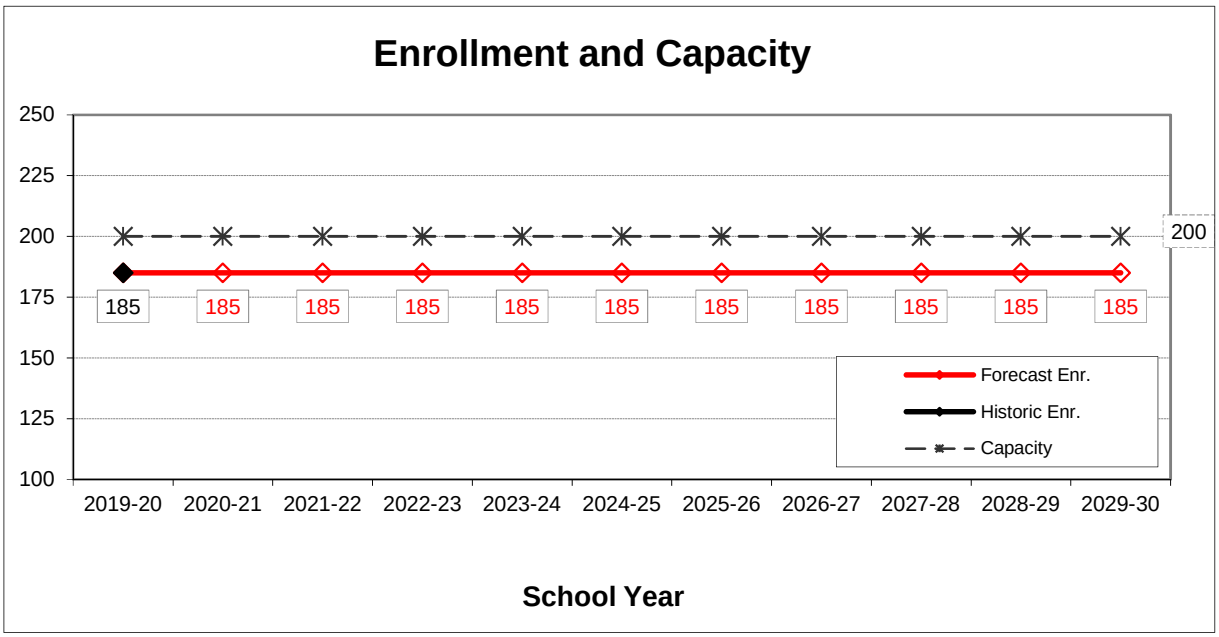
Additions to Tualatin High School opened in September 2019, bringing capacity to 2,000.

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	1896	1918	1995	2035
5 year Change		*22*	*77*	*40*

New Housing Units Authorized by Building Permits						
	Permit Year					
	2014	2015	2016	2017	2018	2019 (Jan-Sep)
Single Family Units	42	96	197	82	129	20
Multiple Family Units	0	206	0	20	0	0

Source: Permit reports from Construction Monitor, Inc., processed and geocoded by PSU-PRC.

Creekside Community H.S.



Creekside now includes the former Durham Ed. Center program, Online Academy and HUB on one campus.

Enrollment History and Forecast				
	History		Forecast	
	2014-15	2019-20	2024-25	2029-30
Total enrollment	0	185	185	185
5 year Change		*185*	*0*	*0*